



Elton Road, Wolviston Court - TS22 5HP



Offers Invited Between £160,000 - £170,000



## Elton Road

Wolviston Court, Billingham

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Situated on the sought-after Wolviston Court in Billingham, this three-bedroom semi-detached property offers an excellent opportunity for buyers seeking a family home to modernise and personalise. Positioned on a generous corner plot, the home benefits from a driveway and garage, providing ample off-street parking. The interior comprises a porch leading to a welcoming hallway, a spacious lounge and dining area, a separate kitchen, a landing, a bathroom, and three well-proportioned bedrooms. The property features UPVC double glazing and gas central heating throughout, ensuring comfort and efficiency.

Offered with no onward chain, this property is ideal for those looking to put their own stamp on a home and create a space tailored to their needs. With its practical layout and desirable location, this property represents a fantastic opportunity for families or investors alike. Early viewing is highly recommended to appreciate the full potential of this home.

Council Tax band: C

Tenure: Freehold



**Porch**

**Entrance Hall**

6' 0" x 12' 6" (1.83m x 3.80m)

**Lounge / diner**

13' 2" x 25' 2" (4.02m x 7.66m)

**Kitchen**

9' 3" x 10' 0" (2.83m x 3.05m)

**Landing**

6' 6" x 8' 1" (1.97m x 2.46m)

**Bathroom**

7' 9" x 5' 4" (2.36m x 1.63m)

**Bedroom 1**

12' 9" x 11' 7" (3.88m x 3.54m)

**Bedroom 2**

12' 6" x 10' 11" (3.81m x 3.33m)

**Bedroom 3**

8' 1" x 8' 7" (2.47m x 2.62m)





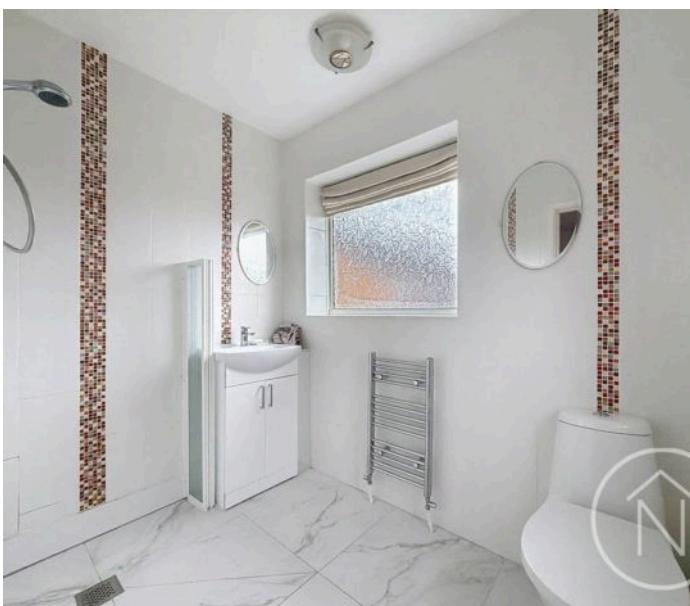
**GARDEN**

**GARAGE**

Single Garage

**DRIVEWAY**

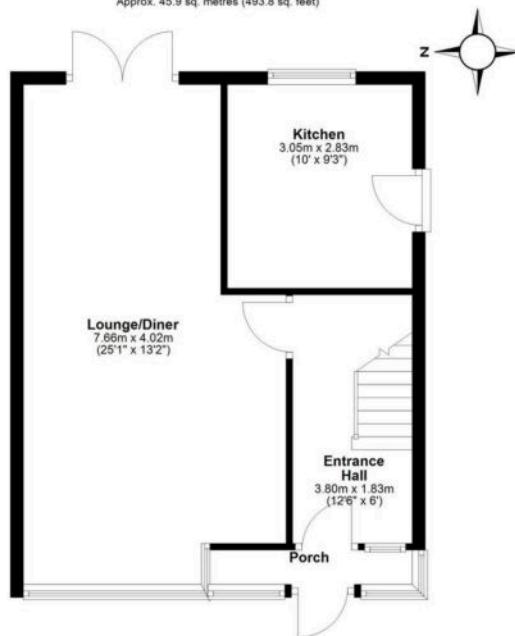
1 Parking Space





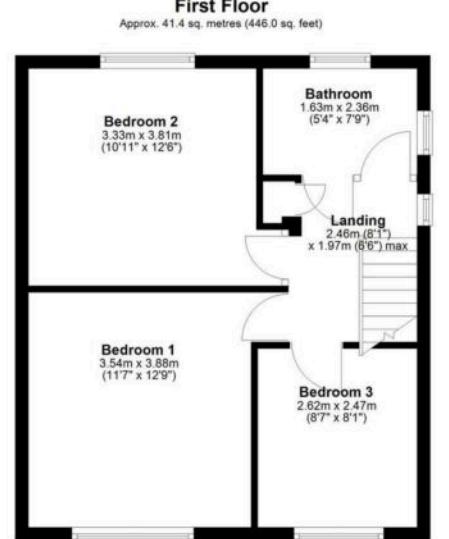
### Ground Floor

Approx. 45.9 sq. metres (493.8 sq. feet)



### First Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



Total area: approx. 87.3 sq. metres (939.8 sq. feet)



## Northgate - Teesside

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While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf. It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.