



Grosvenor Road, Wolviston Court, TS22 5HQ



In Excess of £170,000



Grosvenor Road

Wolviston Court, Billingham

A spacious three-bedroom semi-detached property located in the popular Wolviston Court area of Billingham. The home is well presented throughout and benefits from gas central heating and UPVC double glazing.

The accommodation briefly comprises an inviting entrance hall leading to a generous lounge, ground floor WC, and a separate dining room, ideal for family living and entertaining. To the rear is a bright conservatory overlooking the garden, providing additional living space. The fitted kitchen offers ample storage and worktop space.

To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property boasts a private garden to the rear, perfect for outdoor relaxation.

An ideal home for families or first-time buyers, conveniently located close to local amenities, schools, and transport links.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

**Entrance Hall**

15' 1" x 6' 0" (4.61m x 1.83m)

Lounge

11' 9" x 13' 3" (3.57m x 4.05m)

Ground Floor Wc**Dining Room**

11' 10" x 19' 7" (3.61m x 5.98m)

Kitchen

8' 8" x 8' 9" (2.65m x 2.67m)

Conservatory

9' 5" x 9' 0" (2.86m x 2.75m)

Landing

8' 0" x 7' 8" (2.45m x 2.34m)

Bathroom

9' 0" x 7' 9" (2.75m x 2.35m)

Bedroom One

14' 8" x 11' 7" (4.47m x 3.54m)

Bedroom Two

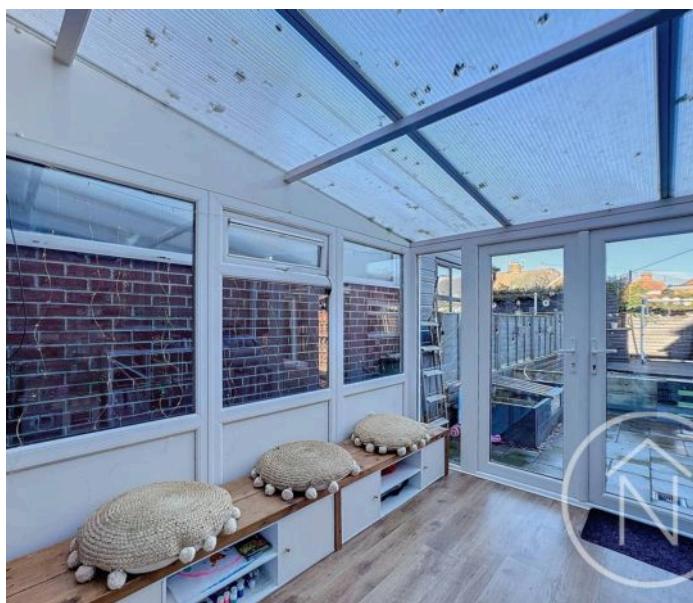
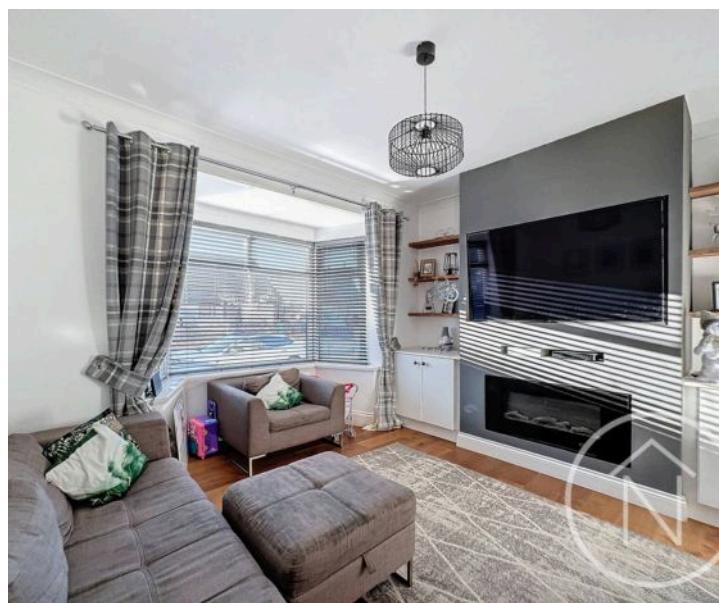
12' 8" x 11' 7" (3.86m x 3.54m)

Bedroom Three

6' 10" x 7' 8" (2.09m x 2.34m)

Loft

12' 11" x 14' 6" (3.93m x 4.43m)



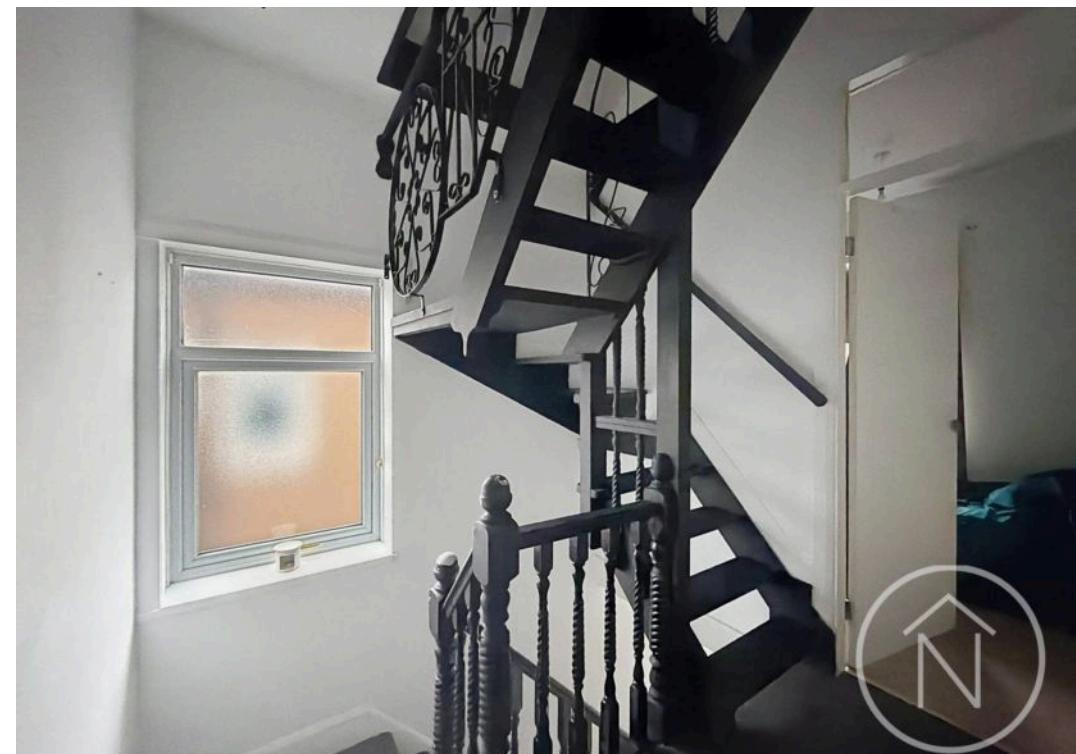
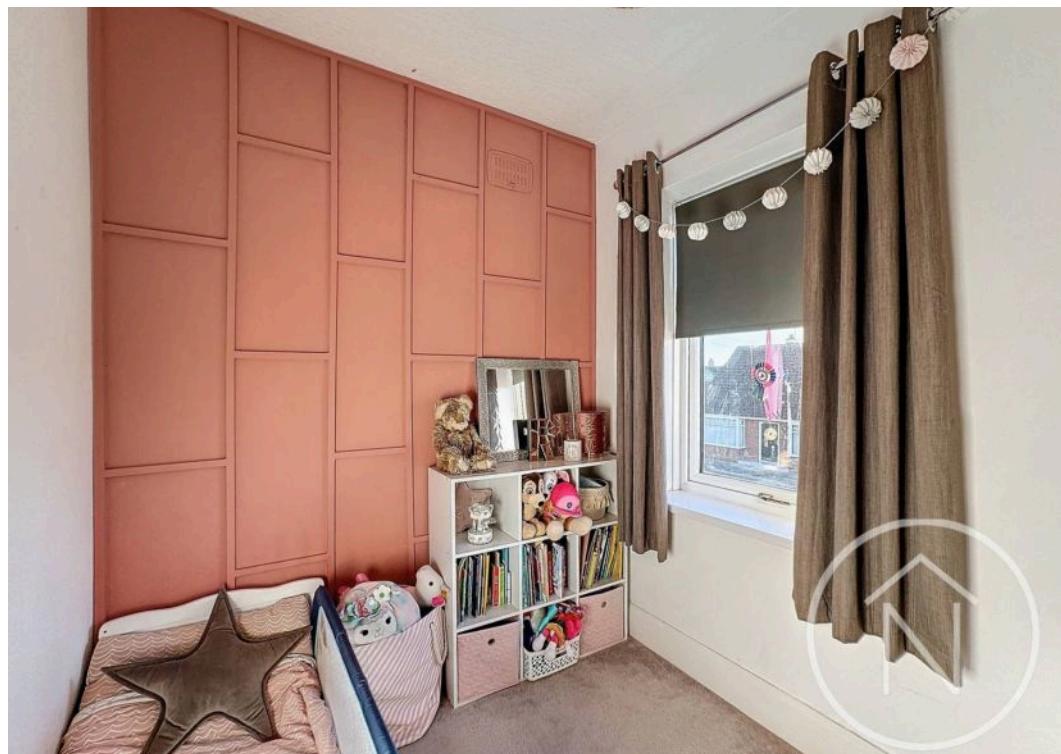


GARDEN

DRIVEWAY

2 Parking Spaces







GARDEN

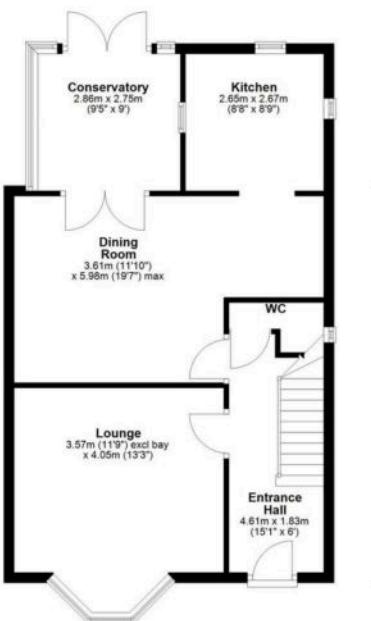
DRIVEWAY

2 Parking Spaces



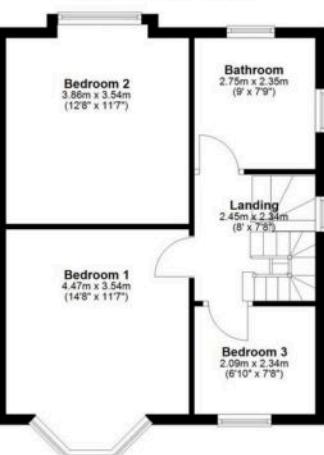
Ground Floor

Approx. 59.6 sq. metres (641.3 sq. feet)



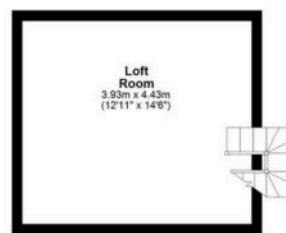
First Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



Second Floor

Approx. 17.4 sq. metres (187.1 sq. feet)



Total area: approx. 121.8 sq. metres (1311.0 sq. feet)



Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

billingham@northgates.net

www.northgates.co.uk/

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.