



Grosvenor Road, Wolviston Court, TS22 5AW



In Excess of £160,000





## Grosvenor Road

Wolviston Court, Billingham

Situated in a sought-after area on Wolviston Court in Billingham, this two bedroom semi-detached bungalow is offered with no onward chain, making it an ideal choice for those seeking a straightforward purchase. The property benefits from gas central heating and a practical layout, beginning with a porch that leads into a spacious hallway. The generous lounge provides a comfortable setting for relaxation, while the kitchen/diner offers ample space for cooking and dining. The bathroom is fitted with both a bath and a separate shower enclosure, providing versatility and convenience. Both bedrooms are doubles, offering plenty of room for furnishings and storage. Additional features include a private driveway and a garage (perfect for secure parking or extra storage needs). This bungalow is perfect for buyers looking to downsize, or secure a home all on one level in a popular residential location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





### Lounge

10' 10" x 14' 11" (3.31m x 4.55m)

### Kitchen

8' 8" x 15' 9" (2.64m x 4.79m)

### Bathroom

9' 10" x 7' 5" (2.99m x 2.27m)

### Bedroom 1

10' 10" x 11' 11" (3.31m x 3.62m)

### Bedroom 2

13' 4" x 9' 4" (4.06m x 2.84m)







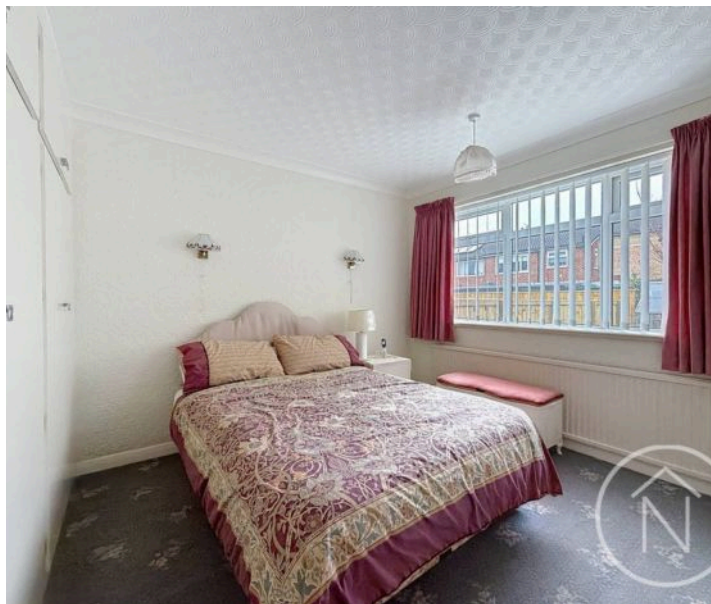
**GARDEN**

**DRIVEWAY**

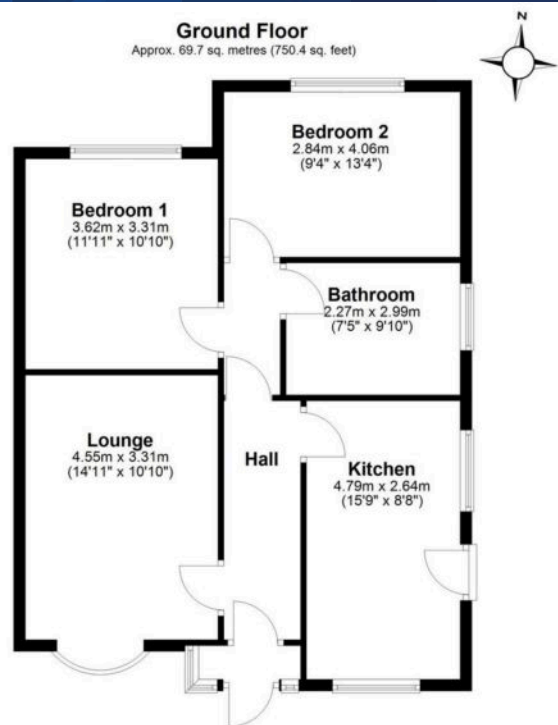
2 Parking Spaces

**GARAGE**

Single Garage



**Ground Floor**  
Approx. 69.7 sq. metres (750.4 sq. feet)



Total area: approx. 69.7 sq. metres (750.4 sq. feet)





## Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

[billingham@northgates.net](mailto:billingham@northgates.net)

[www.northgates.co.uk/](http://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.