



Clifton Avenue, Wolviston Court, TS22 5BU



Offers Invited Between £200,000 And £210,000



37 Clifton Avenue

Billingham

This well-presented three bedroom semi-detached home offers spacious and versatile accommodation, ideally located close to local schools and amenities. The property features UPVC double glazing and gas central heating throughout, ensuring comfort and energy efficiency. The ground floor comprises a welcoming porch, a bright and airy hallway, a generous lounge/diner with ample space for family living, and a modern fitted kitchen with integrated appliances and stylish units. Upstairs, you will find a contemporary bathroom and three well-proportioned bedrooms, making this property perfect for families or those seeking extra space.

Externally, the property benefits from a driveway providing off-road parking and access to a garage, offering additional storage or secure parking. The rear of the home boasts a delightful west-facing garden, ideal for enjoying afternoon and evening sunshine. The garden is mainly laid to lawn with a patio area, perfect for outdoor dining or entertaining guests. With its attractive exterior, practical layout, and convenient location, this property offers an excellent opportunity for buyers looking to settle in a popular residential area.

Wolviston Court

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Porch

3' 3" x 6' 8" (1.00m x 2.03m)

Porch

Entrance Hall

13' 1" x 6' 8" (4.00m x 2.03m)

Lounge / Diner

25' 6" x 11' 9" (7.76m x 3.57m)

Kitchen

8' 5" x 17' 5" (2.56m x 5.32m)

Landing

8' 2" x 6' 5" (2.50m x 1.96m)

Bathroom

5' 5" x 7' 8" (1.64m x 2.33m)

Bedroom 1

14' 1" x 12' 3" (4.28m x 3.74m)

Bedroom 2

11' 0" x 12' 2" (3.36m x 3.71m)

Bedroom 3

5' 5" x 7' 8" (1.64m x 2.33m)



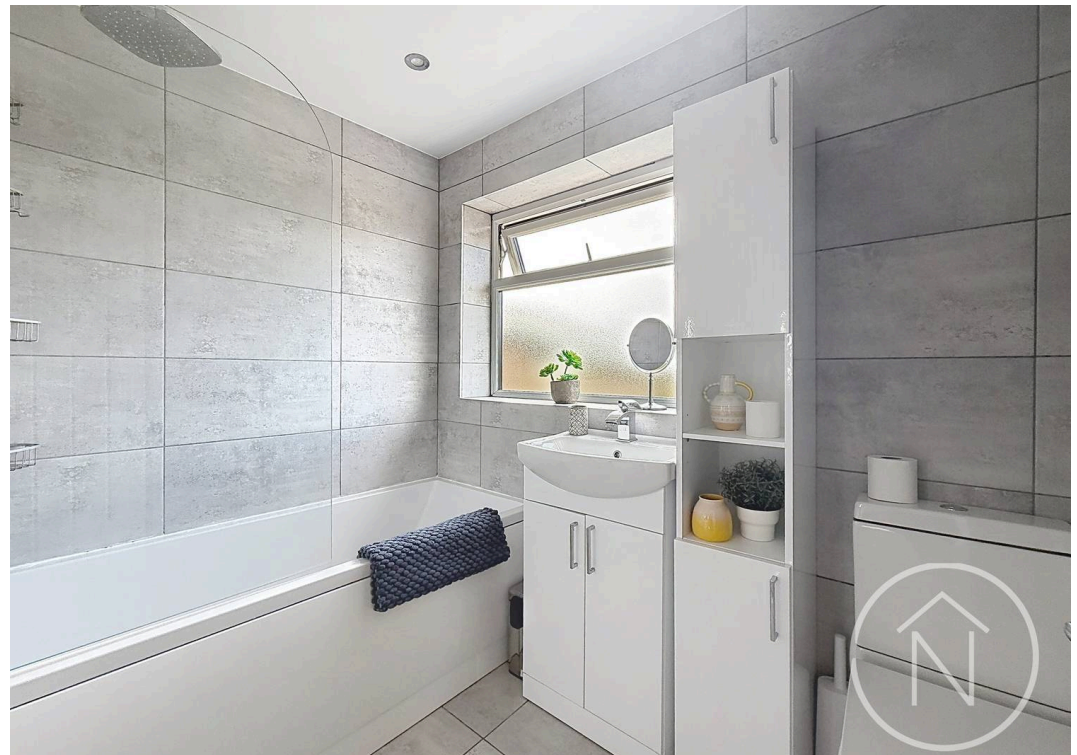
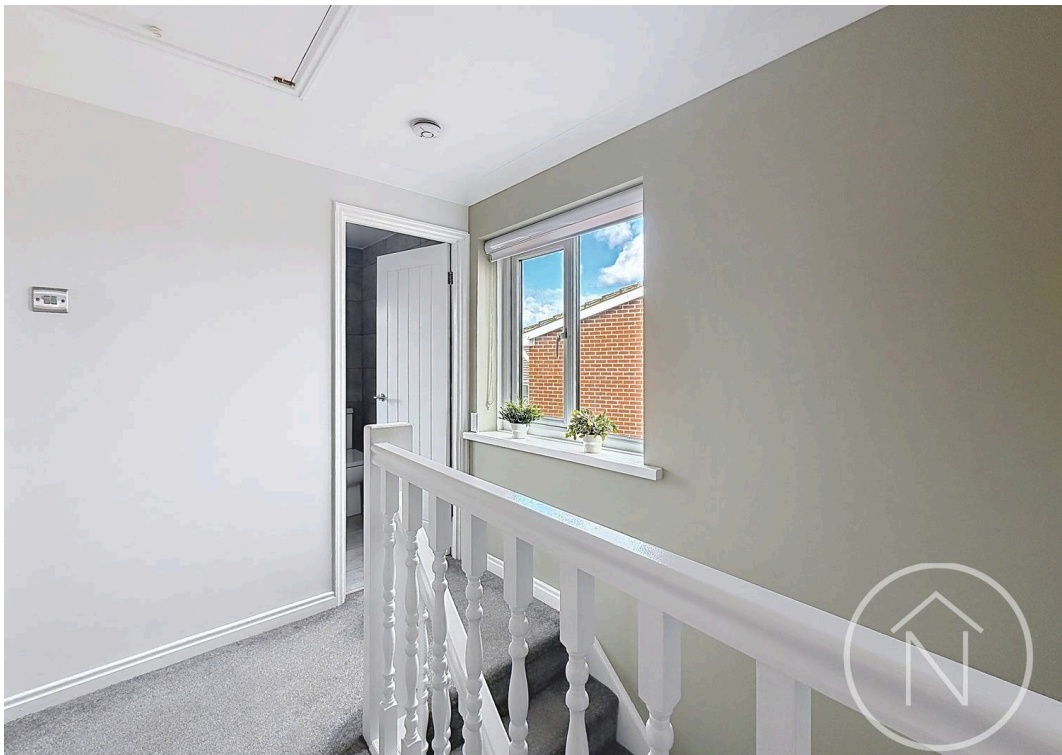
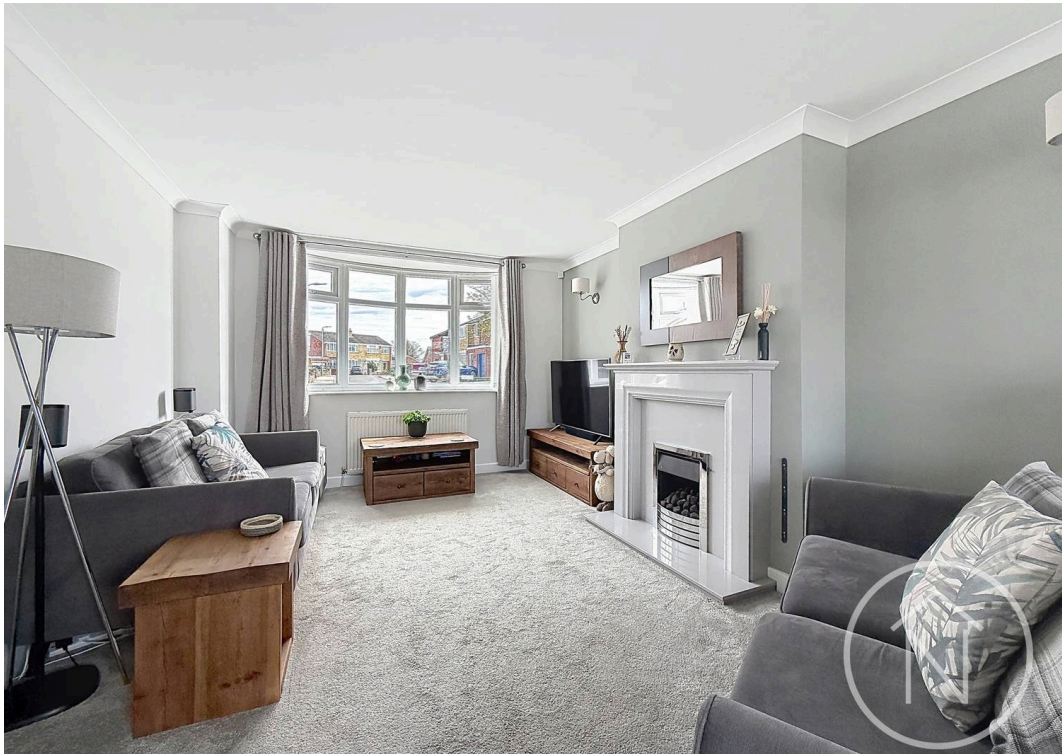


REAR GARDEN

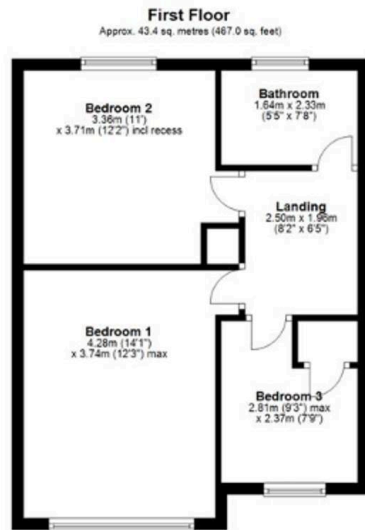
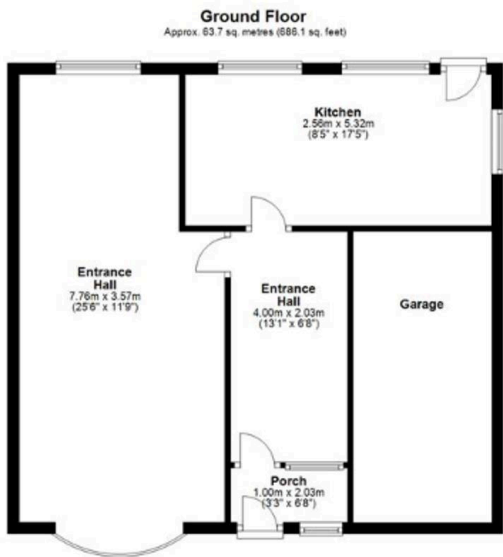
GARAGE

DRIVEWAY

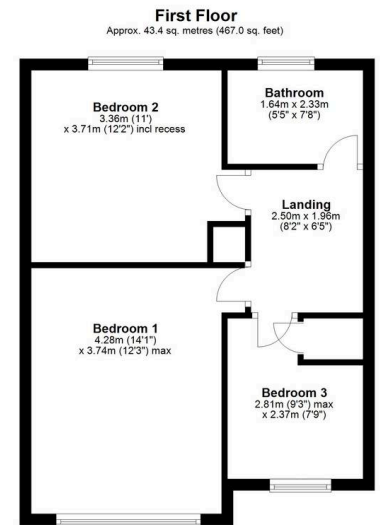
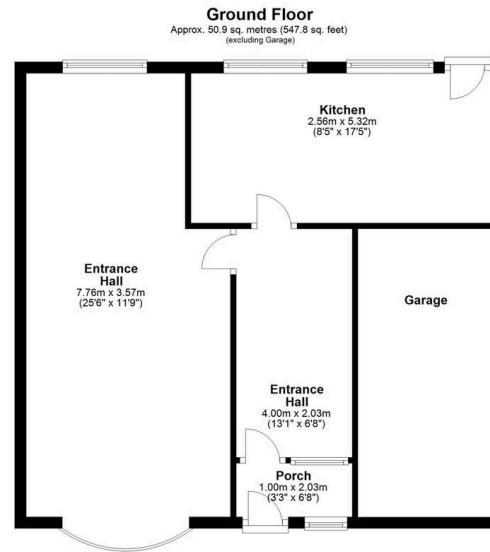








Total area: approx. 107.1 sq. metres (1153.1 sq. feet)



Total area: approx. 94.3 sq. metres (1014.8 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.