



Wolviston Back Lane, Billingham - TS23 3RB



In Excess of £220,000



Wolviston Back Lane, Billingham

A spacious four bedroom detached family home with gardens to front and rear, off street parking, garage and gardens to the front and rear. Other benefits include gas central heating and UPVC double glazing throughout. In brief the accommodation comprises:

- Entrance Hall
- Lounge
- Ground Floor WC
- Kitchen
- Dining Room
- Conservatory
- Bathroom
- Four Bedrooms

Council Tax band: D
Tenure: Freehold

EPC Energy Efficiency Rating:



Entrance Hall

7' 9" x 5' 5" (2.37m x 1.64m)

Lounge

19' 8" x 11' 9" (6.00m x 3.58m)

Dining Room

16' 5" x 8' 8" (5.00m x 2.63m)

Conservatory

10' 9" x 9' 10" (3.28m x 3.00m)

Kitchen

10' 9" x 10' 7" (3.28m x 3.22m)

Wc

4' 10" x 4' 9" (1.47m x 1.46m)

Landing

8' 6" x 8' 1" (2.59m x 2.46m)

Bathroom

8' 6" x 5' 5" (2.59m x 1.64m)

Bedroom 1

11' 11" x 10' 10" (3.63m x 3.31m)

Bedroom 2

10' 3" x 9' 7" (3.13m x 2.93m)

Bedroom 3

10' 3" x 9' 9" (3.13m x 2.97m)

Bedroom 4

8' 11" x 8' 6" (2.72m x 2.59m)





GARDEN

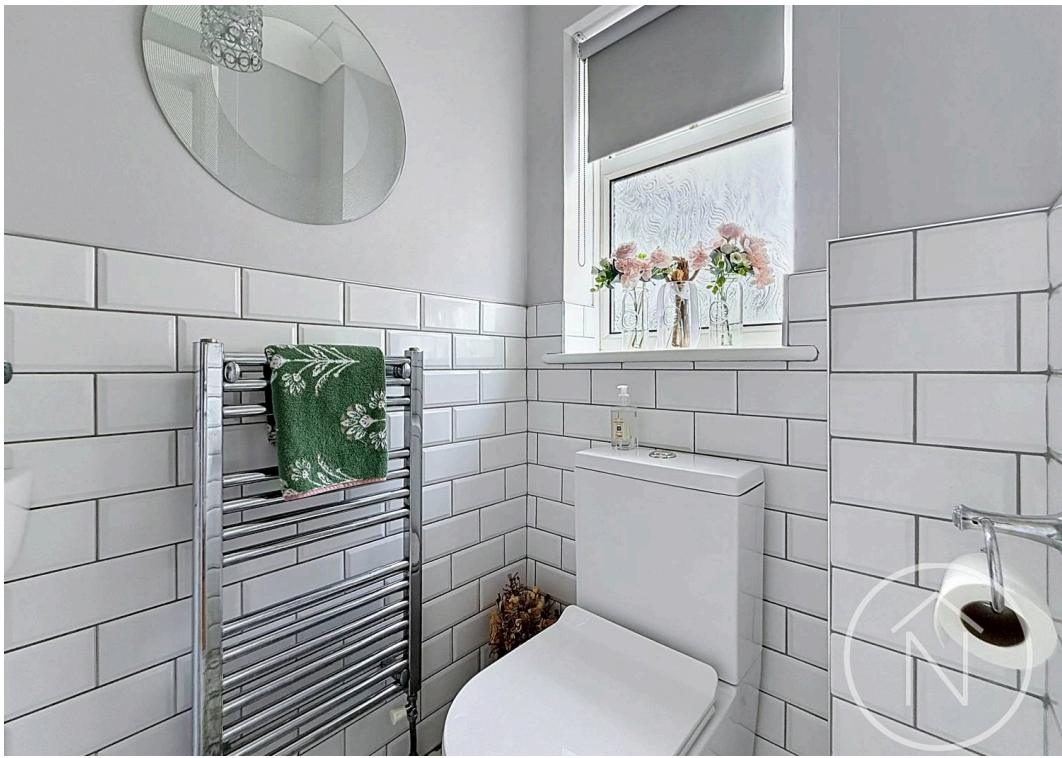
GARAGE

Single Garage

DRIVEWAY

3 Parking Spaces

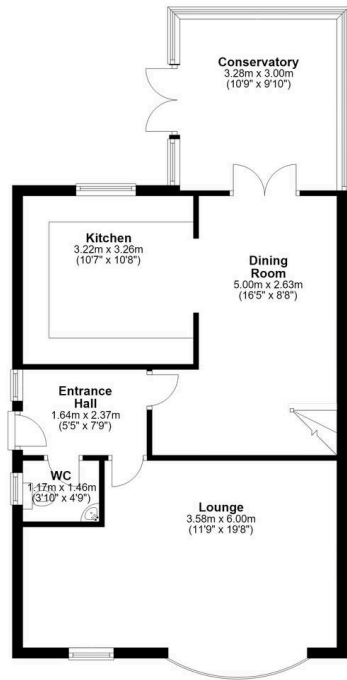






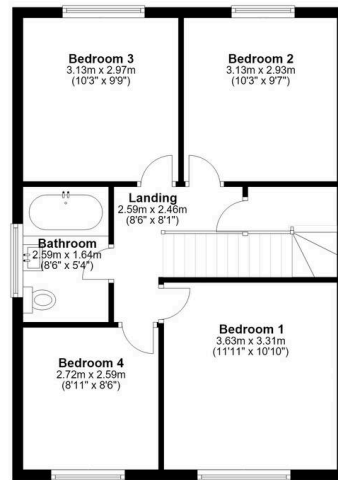
Ground Floor

Approx. 62.4 sq. metres (671.6 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.8 sq. feet)



Total area: approx. 114.4 sq. metres (1231.4 sq. feet)



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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.