



Whorlton Road, Wolviston Court - TS22 5BB



In Excess of £210,000



Whorlton Road

Wolviston Court

Offers Invited Between £210,000 and £220,000

This beautifully presented three bedroom semi detached home is located in the sought-after Wolviston Court area, offering a modern and comfortable lifestyle ideal for families or first time buyers. Immaculately maintained throughout, the property boasts a contemporary interior with high-quality finishes, ensuring a move-in ready experience for its next owners. Upon entering, you are welcomed by a bright entrance hall that leads to a spacious lounge, perfect for relaxing or entertaining guests. The heart of the home is the generous kitchen and dining area, designed with both style and practicality in mind, featuring modern units and ample space for family meals or social gatherings. Upstairs, the landing provides access to three well-proportioned bedrooms, each offering a comfortable retreat with plenty of natural light. The modern bathroom is tastefully appointed with sleek fixtures and fittings, providing a tranquil space for daily routines. Additional features include UPVC double glazing throughout, ensuring energy efficiency and a quiet living environment, as well as gas central heating for year-round comfort. Externally, the property benefits from a private driveway and an attached garage, providing secure off-street parking and valuable storage options (ideal for vehicles, bicycles, or additional household items). Situated in a desirable location, the property is close to a range of local amenities, highly regarded schools, and convenient transport links, making it an excellent choice for those seeking a blend of convenience and quality. This home is an outstanding opportunity for buyers looking for a stylish and well maintained property in a popular area, with all the modern comforts expected of contemporary living.

Council Tax band: C | Tenure: Freehold | EPC Energy Efficiency Rating: D



Entrance Hall

12' 4" x 6' 1" (3.77m x 1.86m)

Lounge

13' 11" x 11' 4" (4.24m x 3.46m)

Kitchen / diner

26' 1" x 8' 5" (7.96m x 2.57m)

Landing

8' 2" x 6' 3" (2.48m x 1.91m)

Bathroom

7' 9" x 5' 7" (2.35m x 1.69m)

Bedroom 1

11' 6" x 11' 3" (3.50m x 3.44m)

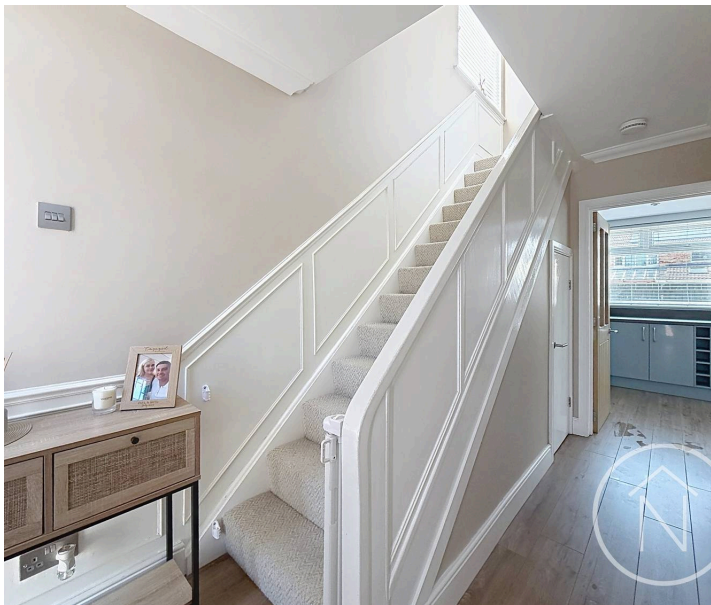
Bedroom 2

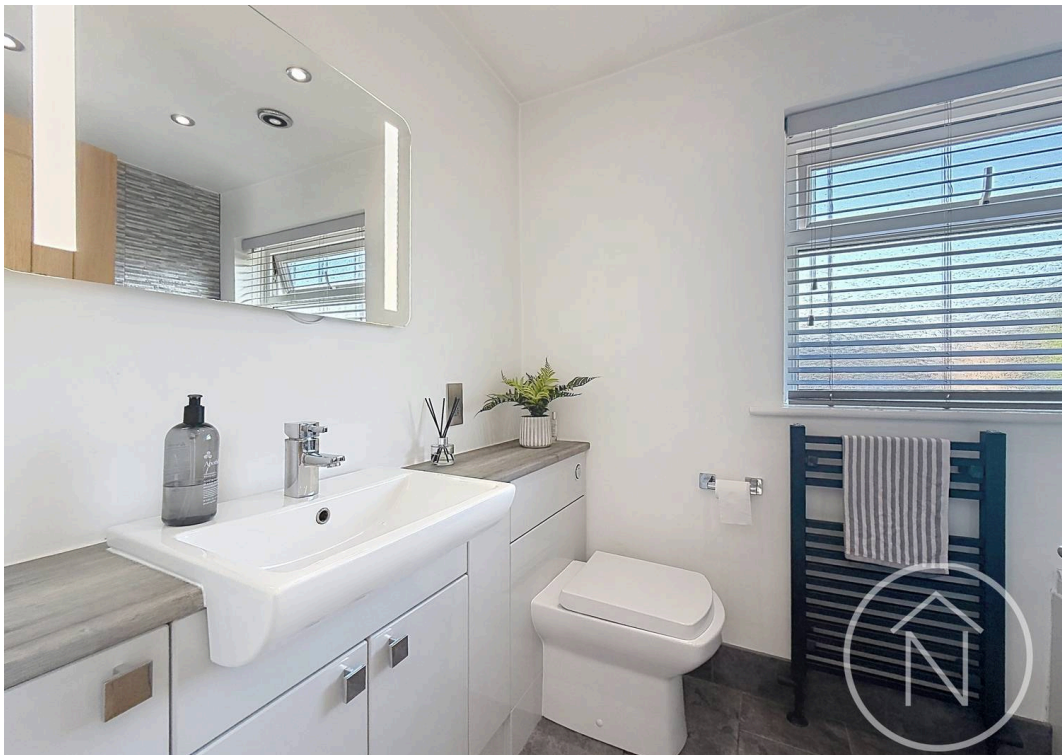
11' 4" x 11' 0" (3.45m x 3.35m)

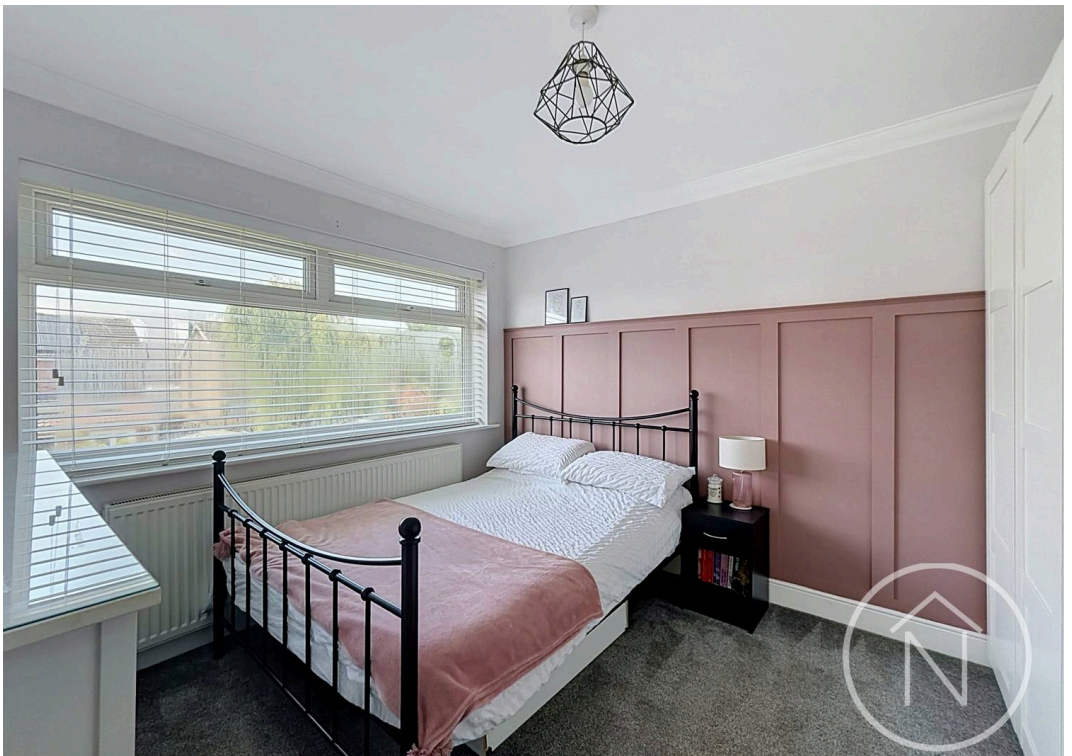
Bedroom 3

8' 6" x 6' 9" (2.60m x 2.05m)





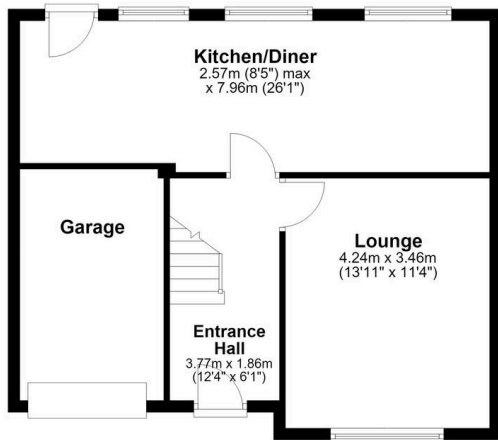






Ground Floor

Approx. 53.0 sq. metres (570.5 sq. feet)



Kitchen/Diner
2.57m x 2.35m max
(8'5" x 7'9")

Garage

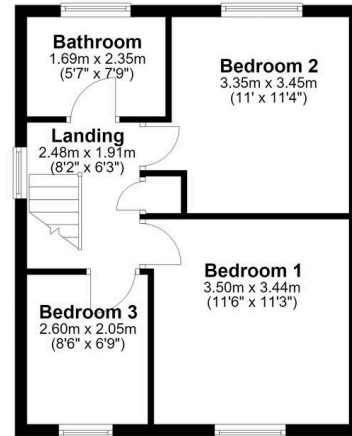
Lounge
4.24m x 3.46m
(13'11" x 11'4")

Entrance Hall
3.77m x 1.86m
(12'4" x 6'1")



First Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



Bathroom
1.69m x 2.35m
(5'7" x 7'9")

Bedroom 2
3.35m x 3.45m
(11' x 11'4")

Landing
2.48m x 1.91m
(8'2" x 6'3")

Bedroom 1
3.50m x 3.44m
(11'6" x 11'3")

Bedroom 3
2.60m x 2.05m
(8'6" x 6'9")

Total area: approx. 90.9 sq. metres (978.5 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.