



Wolviston Back Lane, Billingham - TS23 3RB



In Excess of £220,000



Wolviston Back Lane

Billingham

This impressive four bedroom detached home presents a superb opportunity for families looking for a spacious home, offered to the market with no onward chain for a straightforward purchase. The property is well positioned and thoughtfully designed, boasting a spacious layout that caters to modern living requirements. Upon entry, you are welcomed by a generous entrance hall that leads to a convenient ground floor WC, ideal for guests and every-day use. The main lounge is bright and inviting, providing ample space for relaxation and entertaining, while the separate dining room offers a dedicated area for family meals or formal gatherings. The kitchen is well appointed, with plenty of storage and worktop space. A conservatory extends the living space further, providing a versatile area that can be used as a playroom, reading nook or additional sitting room. Upstairs, the landing leads to four good sized bedrooms, each offering comfortable accommodation and flexibility for use as bedrooms, a home office or hobby rooms. The family bathroom is well equipped, catering to the needs of a busy household. Additional benefits include gas central heating and UPVC double glazing throughout, ensuring comfort and energy efficiency all year round. The property also features a driveway and garage, providing off road parking and secure storage. With its practical layout, generous room proportions and desirable features, this home is ready to move into and enjoy. The combination of no onward chain and sought after amenities makes this an excellent choice for buyers looking for a hassle free move.

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



Entrance Hall

5' 7" x 7' 9" (1.71m x 2.36m)

Ground Floor Wc

3' 6" x 4' 8" (1.07m x 1.41m)

Lounge

11' 7" x 19' 9" (3.53m x 6.03m)

Kitchen

10' 6" x 10' 9" (3.21m x 3.28m)

Dining Room

16' 6" x 11' 6" (5.02m x 3.51m)

Conservatory

11' 0" x 11' 9" (3.35m x 3.57m)

Landing

8' 8" x 8' 9" (2.63m x 2.67m)

Bathroom

8' 8" x 5' 5" (2.63m x 1.65m)

Bedroom One

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

Bedroom Two

10' 6" x 10' 10" (3.21m x 3.31m)

Bedroom Three

10' 6" x 8' 8" (3.21m x 2.65m)

Bedroom Four

9' 0" x 8' 9" (2.75m x 2.67m)





GARDEN

GARAGE

Single Garage

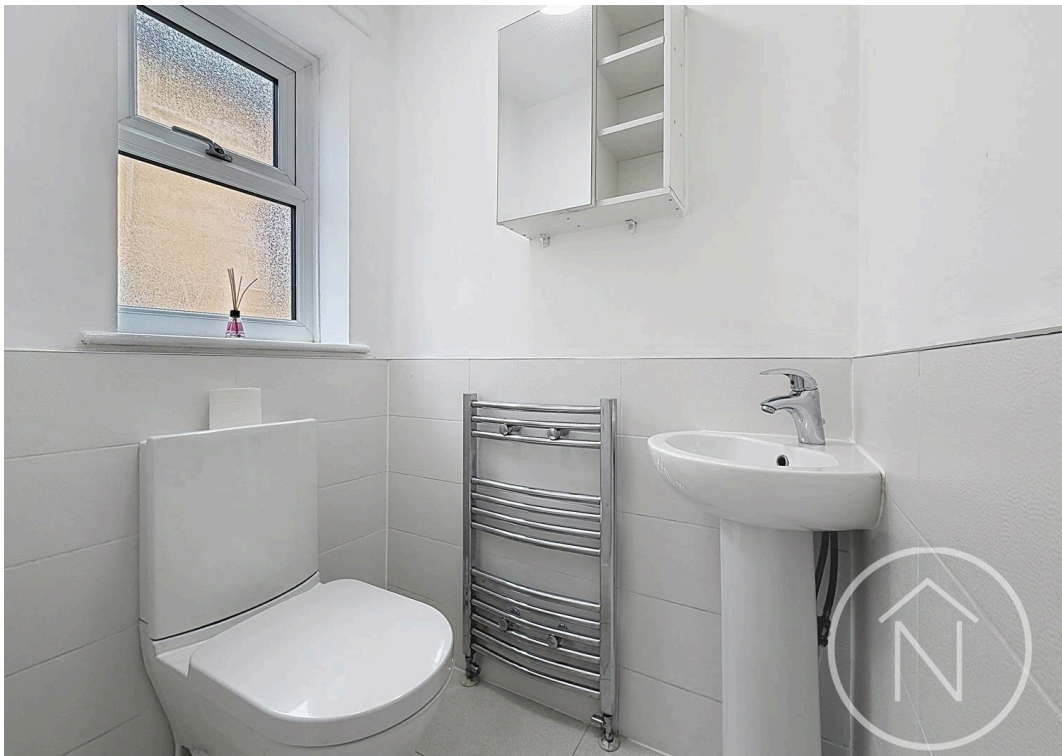
DRIVEWAY

2 Parking Spaces

ALLOCATED PARKING



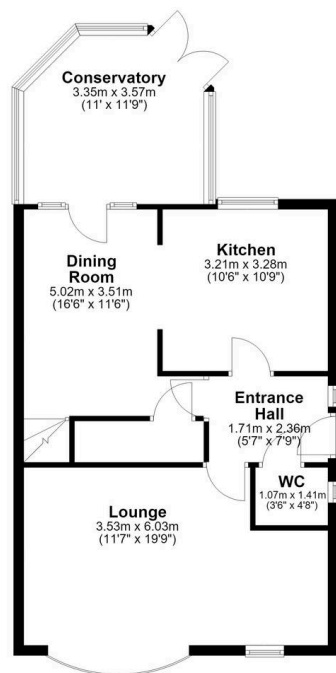






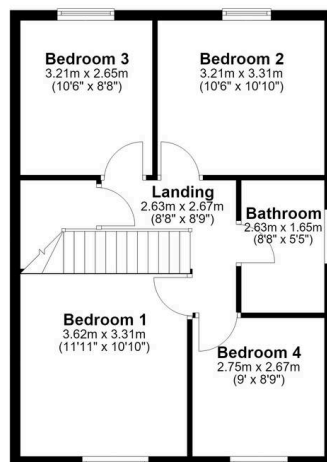
Ground Floor

Approx. 63.5 sq. metres (683.1 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.9 sq. feet)



Total area: approx. 116.7 sq. metres (1256.0 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.