



Sandy Lane, Wolviston Court, TS22 5DR



In Excess of £240,000



Sandy Lane

Wolviston Court

NO ONWARD CHAIN

A modern and well presented three bedroom detached situated on Wolviston Court. The property benefits from, a large driveway, single garage, UPVC double glazing and gas central heating. In brief the accommodation comprises:

Entrance Hall

Lounge

Modern Kitchen / Diner With Integrated Oven/Hob

Utility Room

Modern Shower Room With Walk in Shower

Three Bedrooms

Enclosed Garden To Rear

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E



Entrance Hall

15' 5" x 6' 2" (4.71m x 1.87m)

Lounge

15' 11" x 11' 10" (4.85m x 3.61m)

Kitchen

8' 11" x 18' 4" (2.71m x 5.59m)

Utility

7' 7" x 7' 0" (2.31m x 2.13m)

Bathroom

5' 5" x 7' 10" (1.64m x 2.38m)

Bedroom One

13' 5" x 10' 2" (4.09m x 3.11m)

Bedroom Two

8' 11" x 10' 2" (2.73m x 3.10m)

Bedroom Three

10' 4" x 7' 4" (3.16m x 2.24m)





GARDEN

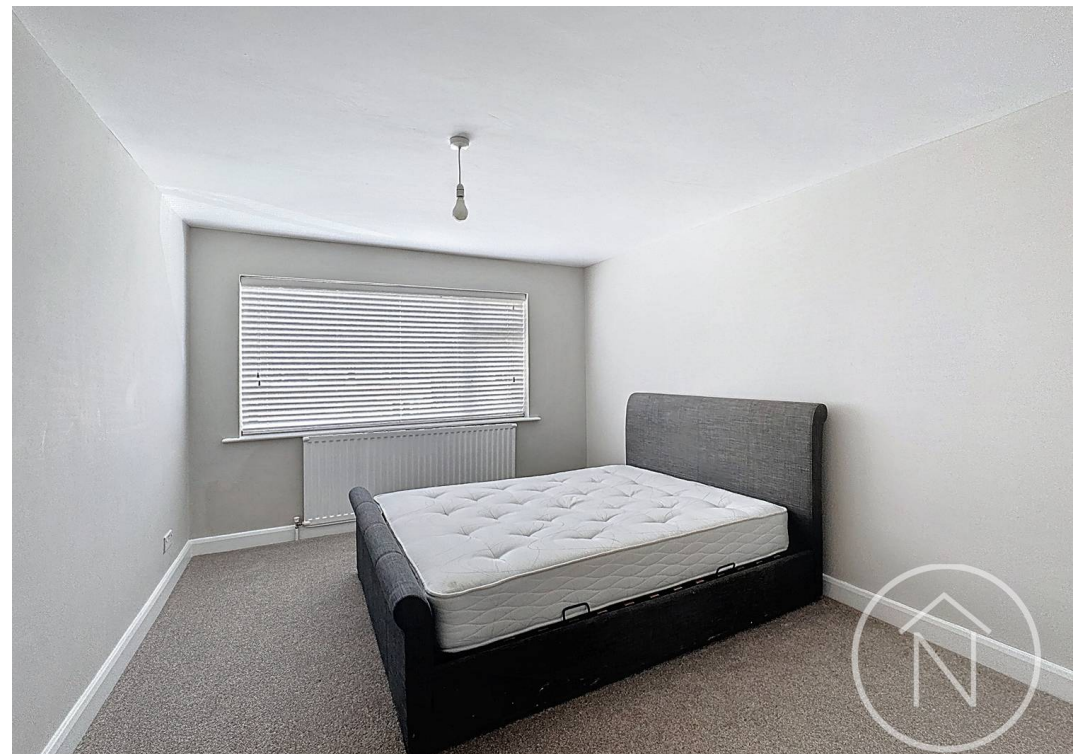
DRIVEWAY

2 Parking Spaces

GARAGE

OFF STREET

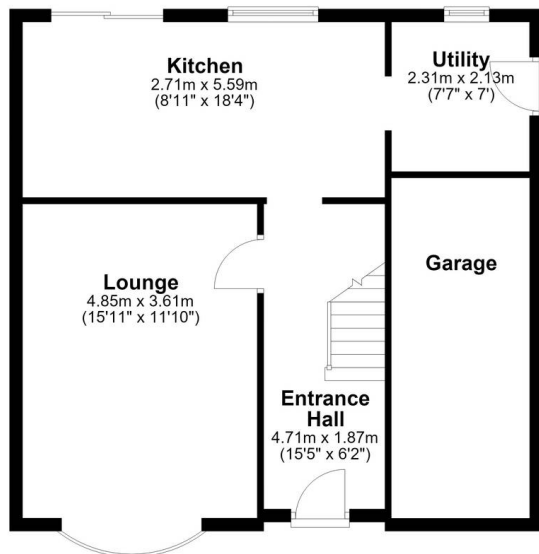






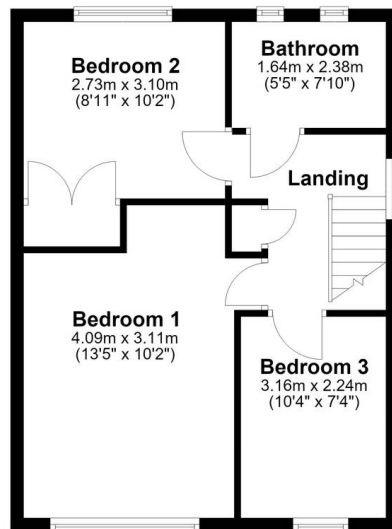
Ground Floor

Approx. 59.9 sq. metres (644.4 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



Total area: approx. 102.8 sq. metres (1106.1 sq. feet)



Northgate - Teesside

14 Belasis Court, Belasis Technology Park, Teesside - TS23 4AZ

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.