

Matlock Gardens, TS22 5JN

Wolviston Court, Billingham

Northgate
estate agents

In Excess of £170,000



Matlock Gardens

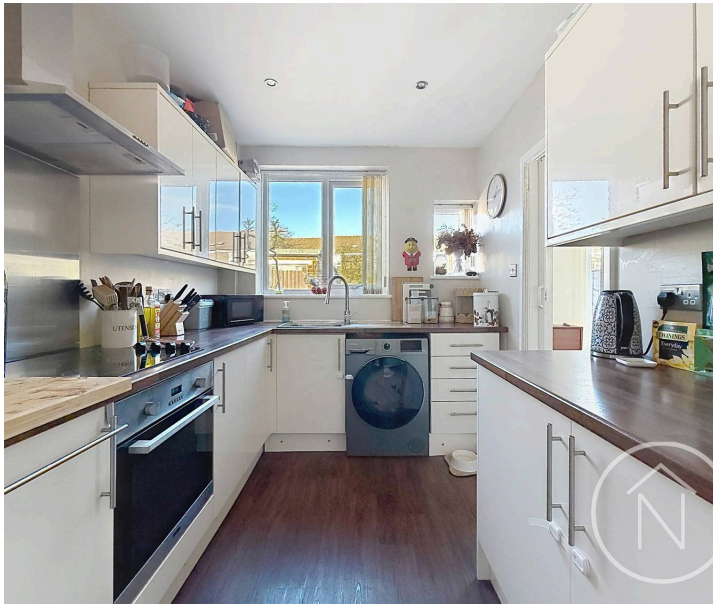
Wolviston Court, Billingham

Located on Wolviston Court, this three bedroom semi detached property offers accommodation arranged over two floors. The entrance hall provides access to the ground floor rooms, including a lounge with a bay window, a separate dining room and a kitchen. The separate reception rooms offer flexibility for everyday living and dining, while the kitchen completes the ground floor layout. Upstairs, the landing leads to three bedrooms, a bathroom and a separate WC. The bathroom is fitted with both a bath and a separate shower, providing a choice of facilities. The three bedrooms offer flexibility for a range of household needs, whether used for sleeping, working from home or as additional space. The property benefits from UPVC double glazing and gas central heating throughout. With its semi detached layout, separate reception rooms and three bedrooms, the accommodation provides a practical arrangement for buyers seeking a home on Wolviston Court. The bay window is a feature of the lounge, while the separate dining room offers a dedicated space for meals and entertaining. The first floor layout is complemented by the separate WC, alongside the bathroom with its bath and shower.

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







Entrance Hall
12' 0" x 5' 8" (3.66m x 1.73m)

Lounge
14' 9" x 12' 1" (4.50m x 3.68m)

Dining Room
8' 5" x 10' 5" (2.57m x 3.18m)

Kitchen
11' 4" x 7' 5" (3.45m x 2.26m)

Landing

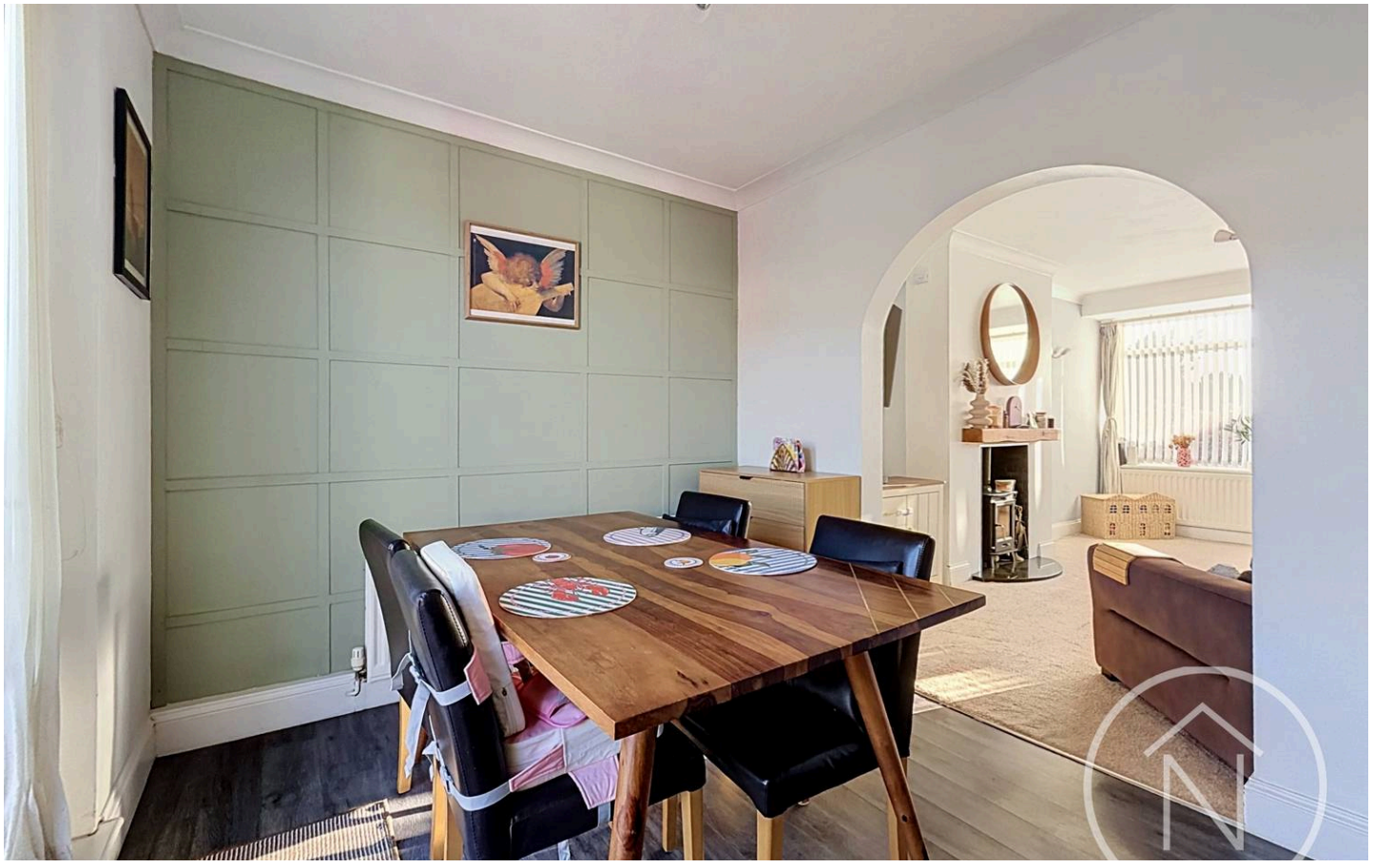
Bathroom
5' 3" x 7' 5" (1.60m x 2.26m)

Wc
2' 8" x 4' 8" (0.81m x 1.42m)

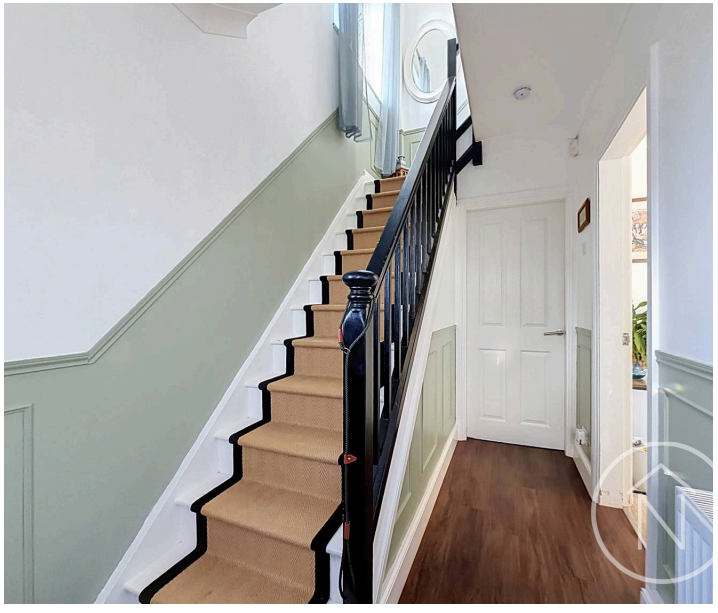
Bedroom One
13' 2" x 9' 0" (4.01m x 2.74m)

Bedroom Two
10' 4" x 10' 8" (3.15m x 3.25m)

Bedroom Three
9' 2" x 7' 5" (2.79m x 2.26m)







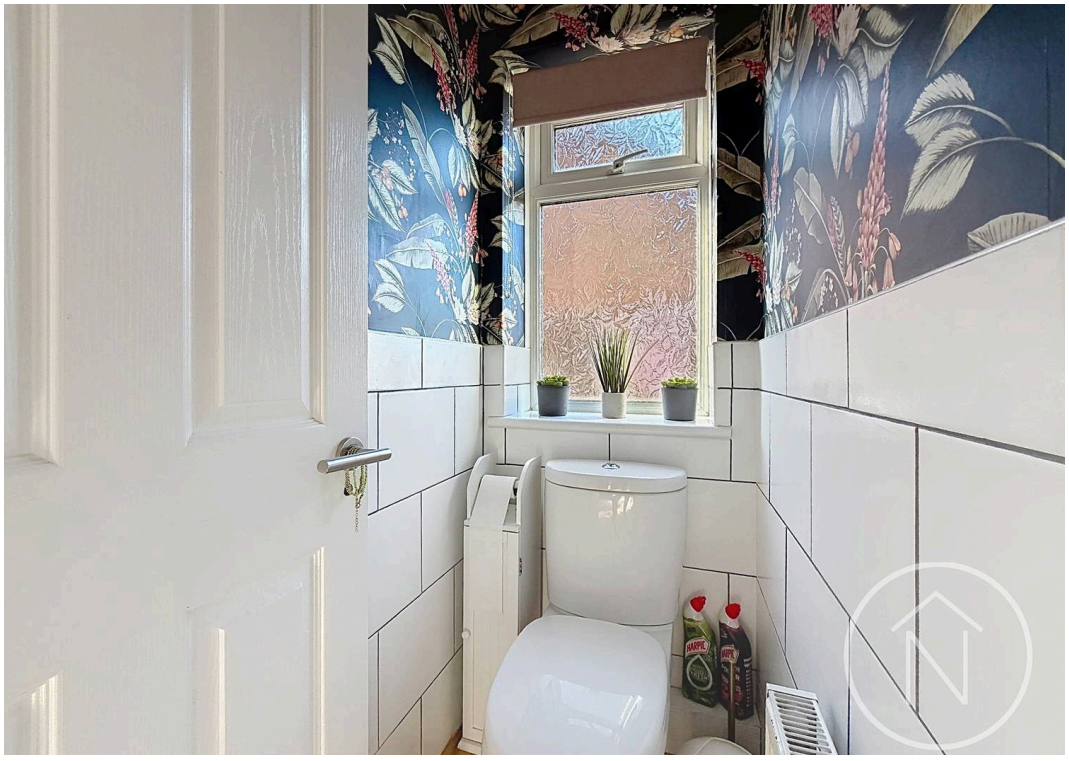
GARDEN

DRIVEWAY

1 Parking Space

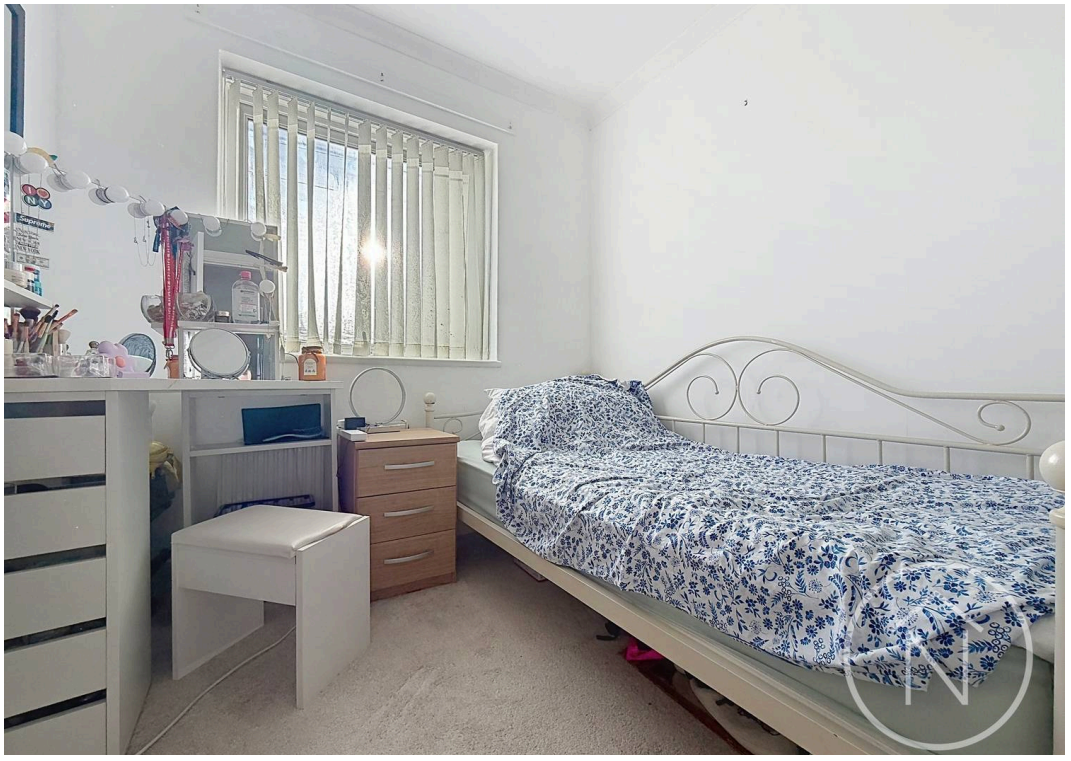
ON STREET











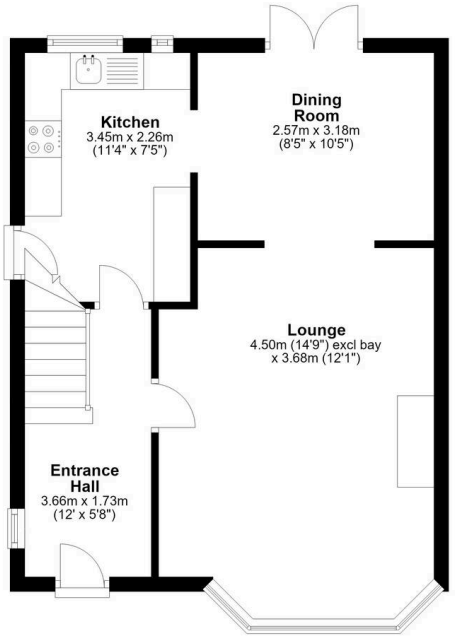






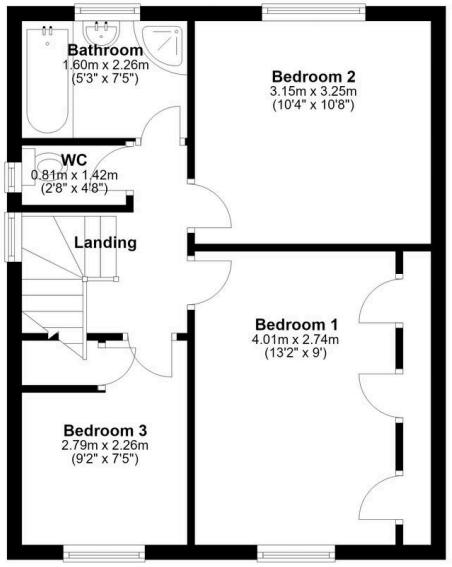
Ground Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.9 sq. feet)



Total area: approx. 80.6 sq. metres (867.5 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.