



**Langton Avenue**

**£220,000**

**Wolviston Court, Billingham**

**ENERGY RATING: TBC**

In a prime location just off Sandy and only a short walk to Billingham Golf Club we are delighted to offer an excellently presented three-bedroom semi-detached family home. The spacious living accommodation comprises; entrance hall, 25ft lounge/dining room, conservatory, modern kitchen/diner, three first floor bedrooms and contemporary family bathroom. There are very low maintenance gardens with an imprinted concrete front providing off-street parking, a Indian sandstone patio to the rear and a garage. This property offers the perfect balance of modern family living and convenience, with excellent amenities, reputable schools, and transport links nearby, early viewing is highly recommended to avoid disappointment. Energy Rating: D-67. Council Tax Band: C (£2,214.12).



- Spacious Three Bedroom Semi
- Highly Popular Location
- 25 ft. Lounge/Dining Room
- Kitchen/Diner & Conservatory

## Entrance Hall

Composite entrance door with leaded lights and UPVC double glazed side panels, staircase to first floor, understair meter/storage cupboard, LVT flooring, coving and a radiator.

## Lounge/Dining Room

**7.85m x 3.27m (max.) (25'9" x 10'8" (max.))**

Front aspect UPVC double glazed bow window and rear aspect double glazed patio doors to the conservatory, coving, ceiling roses and a radiator.



## Conservatory

**2.75m x 2.49m (9'0" x 8'2")**

Low level brick wall and UPVC construction with side aspect French doors opening to the garden.



## Kitchen/Diner

**2.80m x 4.99m (9'2" x 16'4")**

Rear aspect UPVC double glazed window and French doors opening to the garden. A range of base & wall units with wood effect worksurfaces & matching upstand incorporating a 1½ bowl stainless steel sink & mixer tap, 5-ring electric hob with oven below & extractor hood over. Integrated fridge/freezer, space & plumbing for concealed washing machine & tumble dryer, LVT flooring, coving, ceiling rose and a radiator.



## First Floor Landing

Side aspect UPVC double glazed window, spindle staircase, airing cupboard housing recent combi boiler and loft access.

- Low Maintenance Patio Garden
- Imprinted Concrete Drive & Garage
- Energy Rating: D-67
- Council Tax Band: C (£2,214.12)



## Bedroom One

**4.30m x 3.15m (14'1" x 10'4")**

Front aspect UPVC double glazed window, fitted sliding mirrored wardrobes, coving and a radiator.

## Bedroom Two

**3.49m (into wardrobes) x 2.75m (11'5" (into wardrobes) x 9'0")**

Rear aspect UPVC double glazed window, fitted sliding mirrored wardrobes, coving and a radiator.

## Bedroom Three

**2.73m x 2.03m (8'11" x 6'7")**

Front aspect UPVC double glazed window, built-in storage cupboard, coving and a radiator.



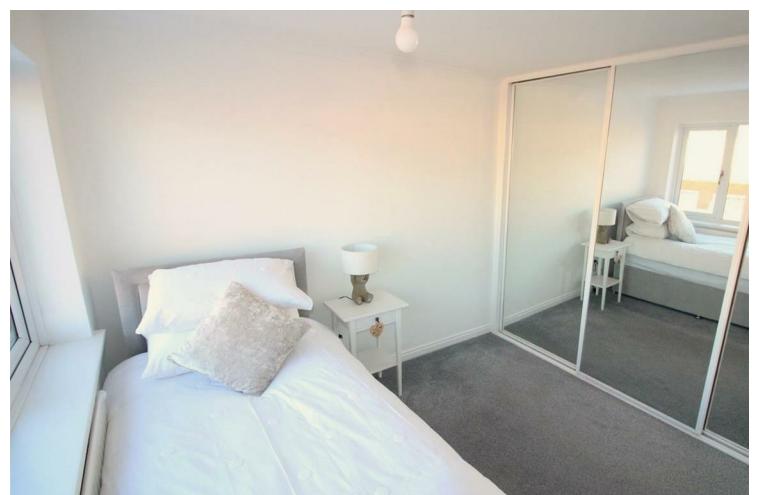
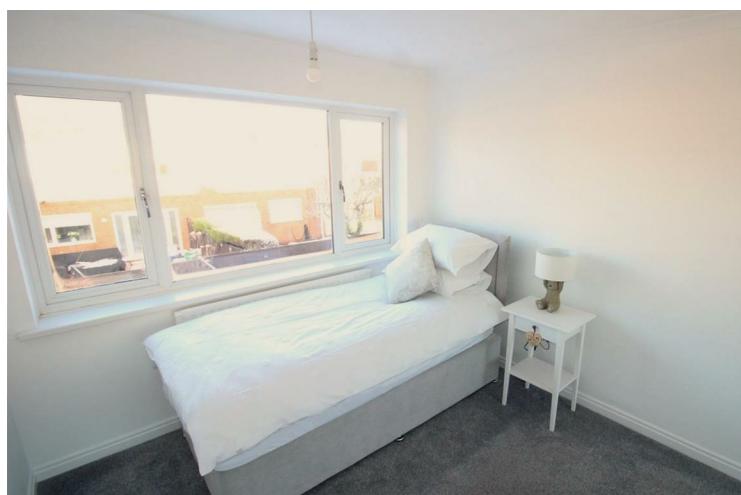
## Bathroom

Rear aspect UPVC double glazed window, modern white suite comprising; double ended bath with mixer tap & thermostatic rainfall mixer shower over, vanity unit housing wash basin & a low level WC. Part tiled walls, UPVC clad ceiling with spotlights and a chrome heated towel rail.



## Externally

There is an imprinted concrete driveway to the front of the property providing off-street parking and leads to a single garage up & over door. Secure side access leads to a low maintenance rear garden with Indian sandstone patio.





## Additional Information

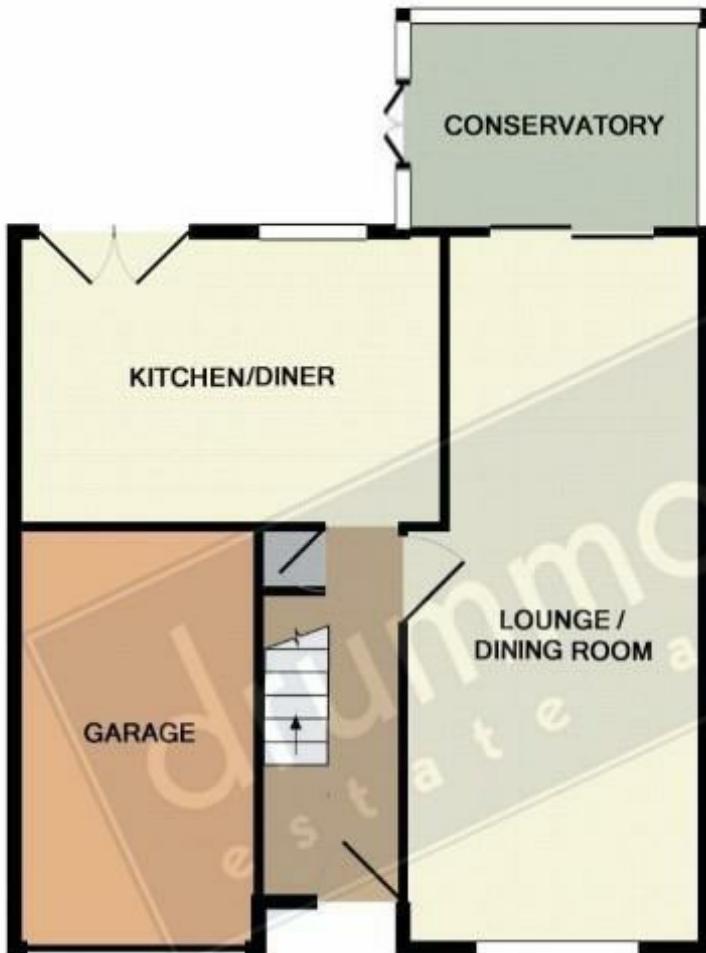
**Local Authority** - Stockton-on-Tees

**Council Tax** - Band C

**Viewings** - By Appointment Only

**Floor Area** - 925.00 sq ft

**Tenure** - Freehold

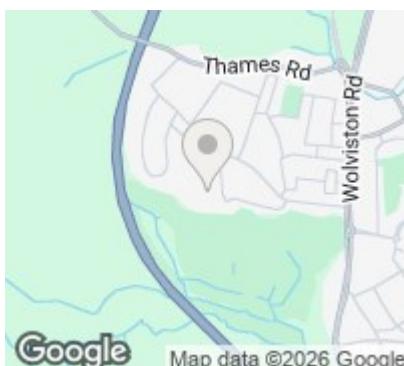


**GROUND FLOOR**



**FIRST FLOOR**

MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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