



Wilmire Road

£190,000

Wolviston Court, Billingham

ENERGY RATING: D-66

Set on a corner plot, a well presented and extended two double bedroom semi-detached bungalow in this highly popular location located off Whitehouse Road and Castleton Drive. The property comprises; entrance hall, lounge, inner hall, kitchen with appliances, rear porch, two double bedrooms and a shower room. The front is block paved providing parking for at least two vehicles and leads to a detached garage. To the rear & side is an enclosed South facing, private garden with lawn & patio areas. Energy Rating: D-66. Council Tax Band: C (£2,321.23).



- Two Bedrooms Semi Bungalow • Highly Popular Location • Kitchen with Appliances • Modern Shower Room

## Entrance Hall

Composite entrance door with leaded lights, meter cupboards, LTV flooring and coving to ceiling.

## Lounge

**4.54m x 3.35m (14'10" x 10'11")**

Front aspect UPVC double glazed window, marble feature fireplace with inset electric fire, LVT flooring, coving and a radiator.



## Inner Hall

LVT flooring, coving, radiator and access to loft via aluminium pull-down ladder.

## Kitchen

**3.36m x 3.31m (max.) (11'0" x 10'10" (max.))**

Front aspect UPVC double glazed window, a range of wooden effect base & wall units with rolled worksurfaces & tiled splashbacks incorporating 1½ bowl stainless steel sink & mixer tap, gas hob with oven below and a stainless steel extractor hood over. Fridge/freezer, washing machine, breakfast bar, LVT flooring, coving and a radiator.



## Rear Porch/Utility

**3.14m x 1.07m (10'3" x 3'6")**

Front & side aspect UPVC double glazed windows and a rear aspect UPVC door opening to the garden. Vented tumble dryer and a radiator.



- Block Paved Front & Garage • Private South Facing Rear • Energy Rating: D-66 • Council Tax Band: C (£2,321.23)



### **Bedroom One**

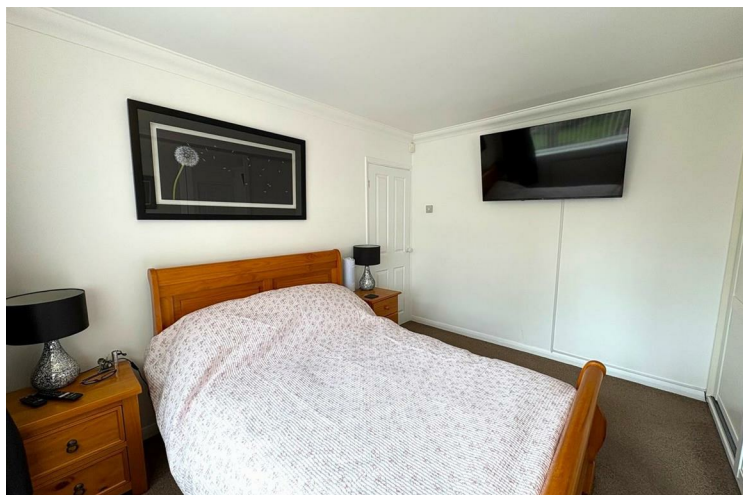
**3.64m x 3.35m (11'11" x 10'11")**

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

### **Bedroom Two**

**3.21m x 3.35m (10'6" x 10'11")**

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

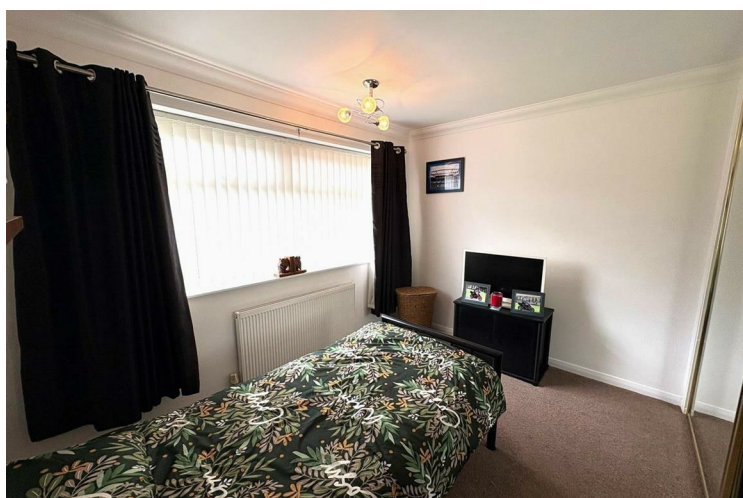


### **Shower Room**

Side aspect UPVC double glazed window, walk-in double enclosure with Mira electric shower, pedestal wash basin and a low level WC. Tiled splashbacks, coving, extractor fan and a chrome heated towel rail.

### **Externally**

The front of the property is blocked paved providing off-street parking for at least two cars and leads to a detached garage (4.70m x 2.38m) with up & over door, power & lighting and a side aspect door accessed from the garden. To the rear & the side is an enclosed South facing, private garden with lawn & patio areas with established borders.








## Additional Information

**Local Authority** - Stockton-on-Tees  
**Council Tax** - Band C  
**Viewings** - By Appointment Only

**Floor Area** - 645.00 sq ft  
**Tenure** - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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