



Rudston Avenue
Wolviston Court, Billingham

£159,000
ENERGY RATING: D-66

Nestled on the sought-after Wolviston Court area of Billingham, is a charming semi-detached bungalow which is not overlooked to the rear, boasting two spacious double bedrooms, breakfasting kitchen, modern bathroom, low maintenance gardens, long driveway, car port and a detached garage. This property is offered with no forward chain, allowing for a smooth and swift transaction. Ideally located close to local shops and schools, don't miss the chance to view this lovely property. Energy Rating: D-66. Council Tax Band: B (£1937.35).



- Two Double Bedrooms • Semi-detached Bungalow • Modern Kitchen & Bathroom • Very Popular Residential Location

Entrance Hall

UPVC entrance door with feature lights and a meter cupboard.

Lounge

4.54m x 3.33m (14'10" x 10'11")

Front aspect UPVC double glazed bow window, marble feature fireplace with inset pebble gas living flame fire, coving and a radiator.

Kitchen/Diner

3.32m x 3.32m (max.) (10'10" x 10'10" (max.))

Front aspect UPVC double glazed window and a side aspect composite door. A range of base & wall units with granite worksurfaces, matching upstand & built-in table, incorporating 1½ bowl ceramic sink & mixer tap, electric hob with extractor hood over and a built-in double oven. Space & plumbing for washing machine, space for fridge/freezer, tiled walls & floor and a radiator.

Inner Hall

Access to loft via pull down ladder.

Bedroom One

3.65m x 3.29m (into wardrobes) (11'11" x 10'9" (into wardrobes))

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

Bedroom Two

3.21m (into wardrobes) x 3.33m (10'6" (into wardrobes) x 10'11")

Rear aspect UPVC double glazed window, fitted wardrobes & cupboards, coving and a radiator.

Bathroom/WC

Side aspect UPVC double glazed window, modern white suite comprising; panel enclosed bath with thermostatic mixer shower over, vanity unit housing wash basin and a low level WC with concealed cistern. Fully tiled walls, tiled floor and a heated towel rail.

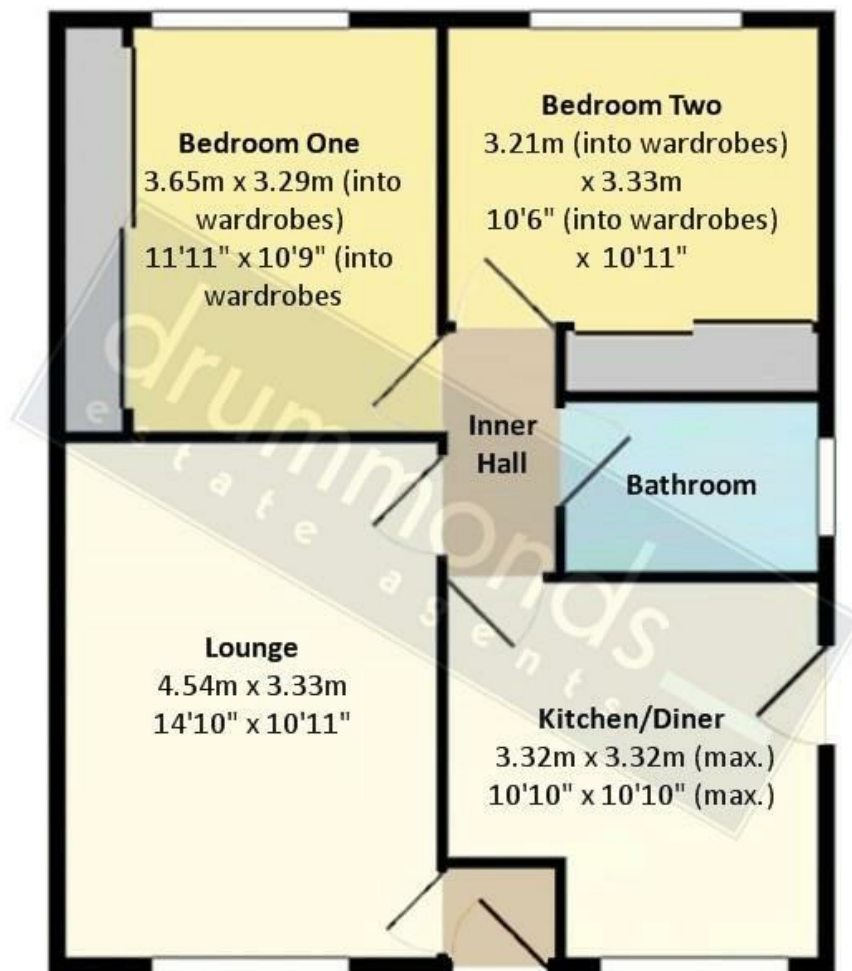
Externally

There is a gravelled & paved garden to the front of the property with a long driveway to the side with a car por, providing off-street parking for a number of cars and leads to a detached brick garage with up & over door, power & lighting and a side aspect UPVC door giving access from the rear garden. To the rear is a private, low maintenance garden with gravelled and patio areas.





- Low Maintenance Gardens, Drive & Garage • Energy Rating: D-66 • Council Tax Band: B
- £1937.35pa • NO FORWARD CHAIN!!





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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