



33 Monkseaton Drive

Wolviston Court, Billingham, TS22 5HE

Offers in the region of £165,000



For Sale With The Advantage Of No Chain & Vacant Possession - This Well Maintained Bungalow Is A True Gem Waiting To Be Discovered. The Property Boasts A Generous Extension To The Rear, Creating A Delightful Open Plan Kitchen/Diner Perfect For Entertaining Guests Or Enjoying Family Meals.

Inside, The Accommodation Is Versatile And Practical, With A Utility Room Offering Additional Storage Space For Your Convenience. The Fully Tiled Wet Room Is A Luxurious Touch, Featuring An Easily Accessible Shower For A Relaxing Experience.

Imagine Cosy Evenings In The Sitting Room, Basking In The Warm Glow Of The Log Burning Stove - A Perfect Spot To Unwind After A Long Day. And For Those Who Love The Outdoors, The South-Facing Garden Is A Sun-Soaked Haven, Ideal For Gardening Enthusiasts Or Simply Soaking Up The Sun.

This Delightful Property Offers A Blend Of Modern Comfort And Traditional Charm In A Sought-After Location.



Note
The Vendor Informs Us The Log Burning Stove Was Installed Approximately 8 Years Ago & Has Been Annually Serviced. The Worcester Combi Boiler Was Installed In 2014 & Has Also Been Annually Serviced.

Location
From Wolviston Road Turn Onto Monkseaton Drive. The Property Sits At The Top Of The Road On The Left-Hand Side.

Nearest Bus Stop - 5 Minute Walk To The Swan
Abbey Health Centre/Doctor - 10 Minute Walk, 4 Minute Drive
The Wynyard Pub - 10 Minute Walk
Priors Mill Primary School - 9 Minute Walk
Northfield School & Sports College - 13 Minute Walk
St Michaels Academy - 7 Minute Drive
Wolviston Services/Toby Carvery/Costa Coffee - 6 Minute Drive

All Distance Times As Suggested By Google Maps.

Entrance Hallway
Entrance Leads To Lounge, Bedrooms & Shower Room.

Lounge
Feature Log Burning Stove, Radiator.

Dining Area
9'6" x 9'6" (2.9 x 2.9)
uPVC Double Glazed Sliding Doors Lead To The Rear, Radiator.

Kitchen
8'10" x 10'9" (2.7 x 3.3)
Fitted With A Range Of Base, Wall And Draw Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Space For Appliances, Spotlights, uPVC Double Glazed Window, Radiator.

Utility Room
5'2" x 6'2" (1.6 x 1.9)
Combi Boiler, Storage, Power Points.

Bedroom One
9'10" x 12'1" (3.0 x 3.7)
Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Two
10'9" x 8'6" (3.3 x 2.6)
uPVC Double Glazed Bow Window, Radiator.

Shower/Wet Room
7'6" x 6'2" (2.3 x 1.9)
Fitted With A White Hand Wash Basin, Walk In Shower, W/C, uPVC Double Glazed Window, Radiator.

Loft Space
Part Boarded, Without Ladder.

Outbuildings
Timber Sheds & Glass Greenhouse Are Included In The Sale. The Large Shed Has Power Supply. External Power Outlet.

Energy Efficiency Rating: C
The Full Energy Certificate Is Available Upon Request.

Property Information
Tenure: Freehold
Local Authority: Stockton Council
Listed Status: Not Listed
Conservation Area: No
Tree Preservation Orders: None
Tax Band: B
Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
Broadband Delivered To The Property: Cable
Non-Standard Construction: Believed To Be Of Standard Construction
Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
Flooding Issues In The Last 5 Years: None
Accessibility: One Storey Dwelling. No Accessibility Modifications
Cladding: None
Planning Issues: None Which Our Clients Are Aware Of
Coastal Erosion: None
Coal Mining In The Local Area: None

Disclaimer
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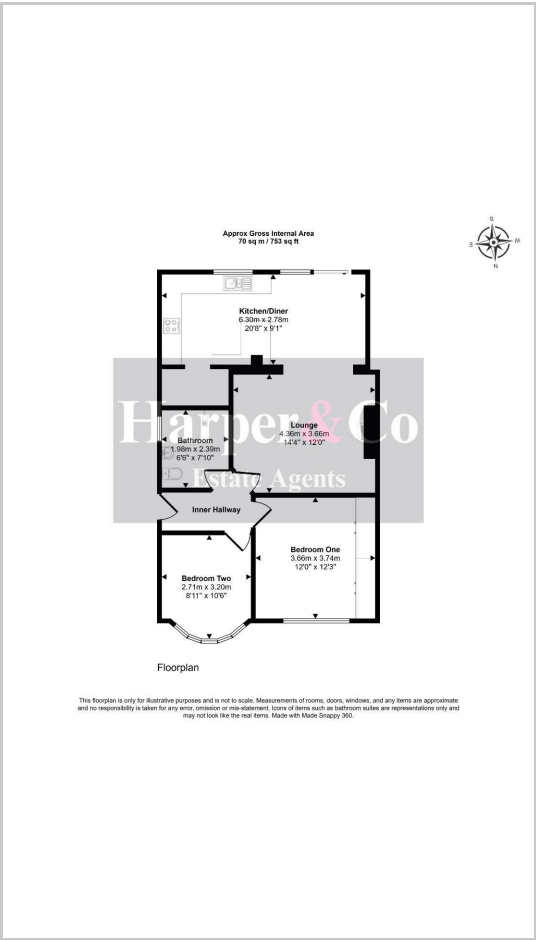
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Area Map



Floor Plans



Energy Efficiency Graph

