



## 101 Wolviston Mill Lane

Wolviston Court, Billingham, TS22 5ED

**Offers invited £325,000**



Offers Invited | Immaculately Presented | Well Maintained | Originally 3 Bedrooms | Extended With Further Potential | Corner Plot | No Onward Chain | Sought After Location.

Offered For Sale With The Advantage Of No Onward Chain And Vacant Possession, This Immaculately Presented Two Bedroom/Two Reception Room, Detached Bungalow Occupies A Generous Corner Plot Within A Highly Sought After Area Of Billingham.



**Full Description**

Ready To Move Straight Into, The Property Offers Spacious And Versatile Single-Level Living, Ideal For Downsizers Or Buyers Seeking Comfortable, Low Maintenance Accommodation In A Desirable Location.

Upon Entering, You Are Welcomed Into A Spacious Entrance Hallway, Providing Access To All Principal Rooms.

The Living Room Is A Bright And Inviting Space Featuring A Feature Fireplace, Creating A Cosy Focal Point.

A Second Reception Room Offers Excellent Flexibility And Also Benefits From A Feature Fireplace And French Doors Opening Onto The Rear Garden, Making It Ideal As A Dining Room, Sitting Room Or Additional Living Space.

The Kitchen Is Well Appointed And Fitted With Integrated Appliances, Offering Both Practicality And Style.

The Property Offers Two Well Proportioned Double Bedrooms, Both Benefiting From Newly Fitted Carpets, Alongside A Good Sized Wet Room/Shower Room.

Externally, The Property Continues To Impress. Positioned On A Generous Corner Plot, It Benefits From A Driveway Providing Off Road Parking For Multiple Vehicles And Access To A Detached Garage.

The Enclosed Rear Garden Is A Particular Highlight — A Private Sun Trap Featuring A Patio Seating Area And Lawn, Perfect For Relaxing Or Entertaining.

Situated Within A Popular Residential Location Close To Local Amenities, Transport Links And Open Spaces, This Fantastic Bungalow Offers A Rare Opportunity To Purchase A Move-In Ready Home In A Prime Setting.

**Location**

Situated In The Highly Desirable Wolviston Court Area Of Billingham, This Property Enjoys A Quiet And Well-Established Residential Setting. Local Shops And Everyday Amenities Are Approximately 0.6 Miles Away (Around A 12 Minute Walk).

Billingham Town Centre Is Around 1.5 Miles Away (Approximately A 5 Minute Drive), Offering A Range Of Shops, Cafés And Services. Wynyard Woodland Park Is Also Nearby At Around 1.5–2 Miles (Approximately A 5 Minute Drive), Providing Excellent Outdoor Space And Walking Routes.

The Property Benefits From Excellent Transport Links, With Easy Access To The A19, Making Travel To Stockton, Middlesbrough And Surrounding Areas Simple And Convenient.

**Note**

Please Find The Attached Brochure With Material Information For Buyers.

The Vendor Informs Us:

- The Gas Combi Boiler Was Installed In 2021 With Annual Service History
- Loft Space Is Spacious & Boarded With Pull Down Ladder
- Garage Has Power Supply With Manual Roller Door
- Water Meter Installed
- External Doors Were Replaced In 2025

**Disclaimer**

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

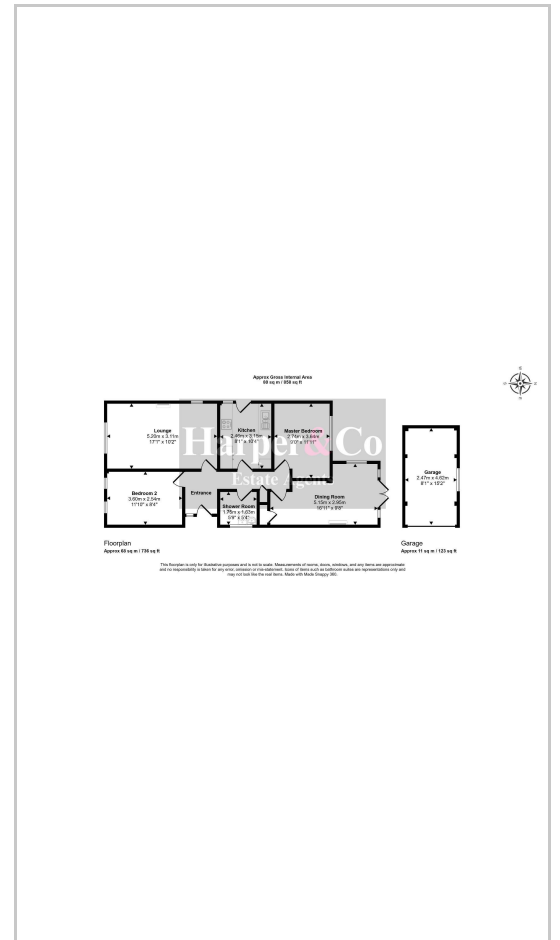
**Money Laundering Notice**

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

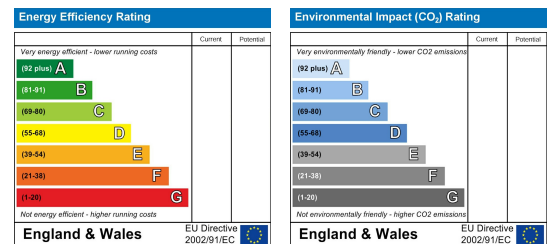
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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