



## 31 Goldsmith Close

Wolviston Grange, Billingham, TS23 3GW

**Offers in excess of £350,000**



An Outstanding Opportunity To Purchase A Four-Bedroom Detached Residence Occupied By The Same Owners Since Its Construction In 2003. Maintained To An Immaculate Standard And Situated In A Highly Desirable Location, This Beautiful Home Has Been Tastefully Extended And Updated To Provide Modern, Versatile, And Ready-To-Move-Into Living Accommodation.

Please Note, Offers Are Invited Around £360,000.



Full Description

The Property Welcomes You With A Light-Filled Hallway Leading To A Cosy Living Room, Complete With A Feature Electric Fire, Perfect For Relaxed Evenings. The Open-Plan Kitchen, Dining, And Family Area Forms The Heart Of The Home, Showcasing A Striking Central Island, High-Quality Integrated Appliances, Skylight Windows, And Bi-Fold Doors Opening Onto The Rear Garden – Seamlessly Blending Indoor And Outdoor Living.

Additional Ground Floor Features Include A Utility Room And A Convenient WC, While The Integral Garage Offers Excellent Storage Or Conversion Potential (STPP).

Upstairs, The Home Offers Four Well-Proportioned Bedrooms, Including A Master Suite With En-Suite Shower Room. The Loft Space Is Fully Boarded With A Pull-Down Ladder, Providing Additional Storage Solutions.

Externally, The Property Boasts A Driveway For Off-Road Parking And A Beautifully Landscaped Rear Garden Which Is Not Overlooked, Offering A High Degree Of Privacy And Direct Access To The Open Fields Beyond – An Ideal Setting For Families And Dog Owners Alike.

A Truly Immaculate And Modern Family Home, Thoughtfully Extended And Maintained, In One Of Billingham’s Most Popular Residential Areas.

Location

Situated In A Quiet Residential Cul-De-Sac In Billingham, 31 Goldsmith Close Offers A Peaceful Setting Within Easy Reach Of Local Shops, Schools, And Amenities. The Property Benefits From Good Transport Links Including Billingham Rail Station, And Is Well Positioned For Access To The Wider Teesside Area.

Note

Please Find The Attached Brochure With Material Information For Buyers.

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.

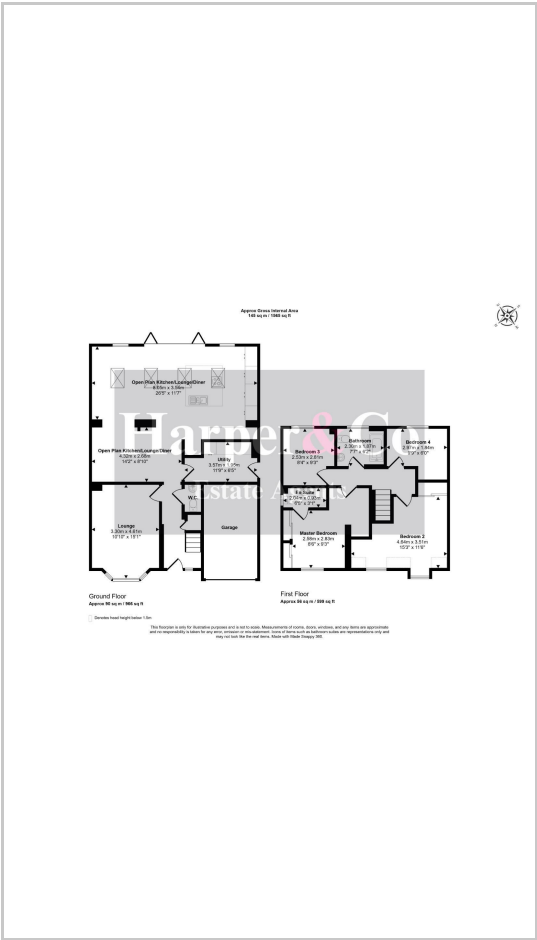
Money Laundering Notice

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

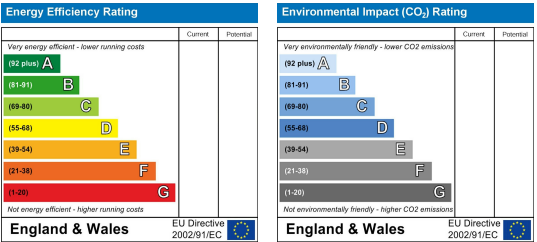
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.