

# Harper & Co

Estate Agents Ltd

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## Wolviston Back Lane

, Billingham, TS23 3RY

Offered For Sale With The Advantage Of No Onward Chain And Vacant Possession, This Immaculately Presented Three Bedroom Home Is Situated Within A Highly Sought After Area Of Billingham And Is Ready To Move Straight Into.

**£125,000**

# Wolviston Back Lane

, Billingham, TS23 3RY



- Offered For Sale With No Onward Chain And Vacant Possession
- Spacious Lounge With Feature Fireplace
- Partially Boarded Loft Providing Additional Storage
- Well Maintained Throughout With Neutral Décor Ready For Immediate Occupation
- Immaculately Presented And Ready To Move Into
- Three Well Appointed Bedrooms
- Recently Updated Boiler Pump And Some New Carpets
- Ideal First Time Purchase Or Downsizing Opportunity
- Private South Facing Rear Garden – Not Overlooked
- Sought After Location With Parking Available To The Rear

## Full Description

## Location

## Note

## Disclaimer

## Money Laundering Notice

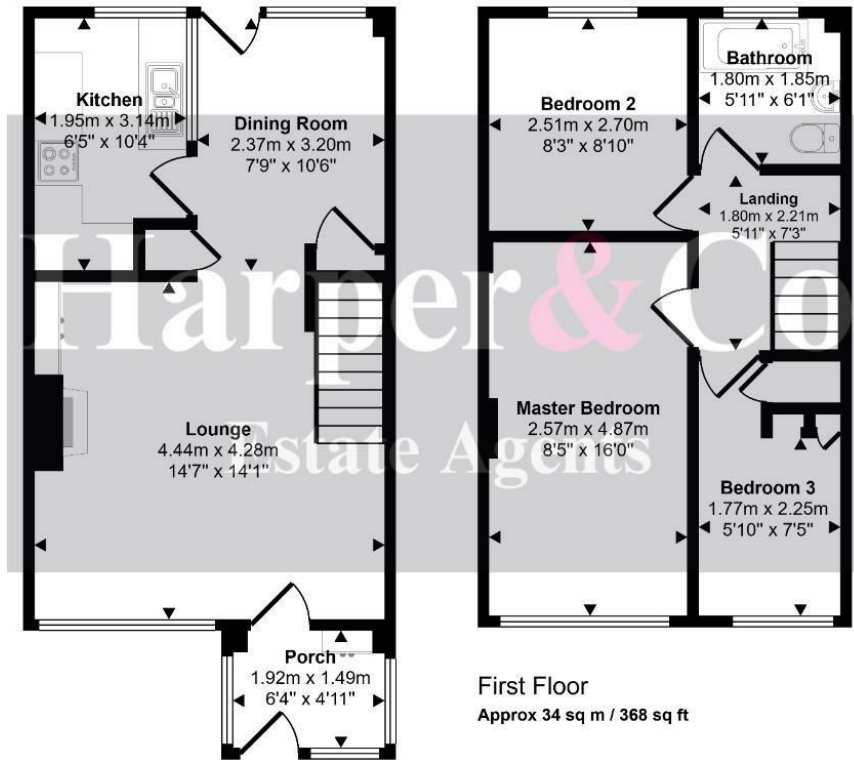


## Directions



# Floor Plan

Approx Gross Internal Area  
71 sq m / 766 sq ft



First Floor  
Approx 34 sq m / 368 sq ft

Ground Floor  
Approx 37 sq m / 398 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	