



1 Castleton Drive

Wolviston Court, Billingham, TS22 5AR

£300,000



A Stunning Property Which Will Appeal To A Variety Of Buyers. With Versatile Accommodation Over Two Floors. Benefiting A Ground Floor Bedroom/Office, Shower Room & Two Sitting Rooms! The Vendor Has Recently Re-Decorated Throughout Making This Lovely Home Ready To Move Straight Into.

The Gas Combi Boiler Was Installed In 2016 & Serviced Yearly. A Gas Safety Certificate Is Supplied Dated June 2022. A Electrical EICR Certificate Is Supplied Dated June 2022 & Valid Until 2027. Several Windows & Doors Were Replaced In 2019/2020 & Are uPVC Double Glazed. New 'Cottage' Style Internal Doors Were Installed In July 2022. The Driveway Provides Off-Road Parking & Leads To A Single Garage.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



Location:
From Whitehouse Road, Turn Right Onto Castleton Drive. The Property Sits On The Left-Hand Side.

Priors Mill C of E Primary School - 7 Minute Walk
Northfield School & Sports College - 14 Minute Walk
St Paul's Catholic Primary School - 18 Minute Walk
St Michael's Catholic Academy - 7 Minute Drive
The Wynyard, Sainsburys, Parade Of Shops - 6 Minute Walk
Forum Theatre Billingham - 20 Minute Walk/4 Minute Drive
Billingham Golf Club - 10 Minute Walk

Distance Times Estimated Using Google Maps.

Entrance Porch
uPVC Double Glazed Door & Windows, Tiled Flooring, Door Leading To The Hallway.

Entrance Hallway
Wood Flooring Throughout, Doors Leading To The Living Room, Kitchen, Bedroom/Office, Shower Room & Sitting Room, Staircase To The First Floor Landing, Radiator.

Living Room
Feature Brick Fireplace With Dimplex Optiflame Electric Fire With Convincing Flame Illusion, uPVC Double Glazed Windows x3, Radiator,

Kitchen
Fitted With A Range Of Cream Shaker Style Base, Wall & Drawer Units, Butcher Block Solid Wood Work Surfaces, Range Cooker With Extractor Hood Over, Belfast Style Sink Unit, Velux Window To Rear, Radiator, uPVC Double Glazed Door & Double Glazed Windows To The Rear, Opening Through To The Sitting Room/Dining Room.

Sitting Room/Dining Room
uPVC Double Glazed French Doors To The Rear, Wood Flooring, Radiator.

Ground Floor Bedroom/Office
uPVC Double Glazed Window, Radiator, Spotlights To The Ceiling.

Ground Floor Shower Room & W.C
Fully Tiled, White Vanity Wash Hand Basin, W.C, Corner Shower Cubicle, Vertical Designer Radiator, uPVC Double Glazed Windows x2.

First Floor Landing
Doors Leading To The Bedrooms & Bathroom, Storage Cupboard, Radiator.

Bedroom One
uPVC Double Glazed Window, Radiator, Door Leading To The Walk-In Closet & Door To Further Eve Storage.

Walk In Closet
Velux Window.

Bedroom Two
uPVC Double Glazed Window, Radiator, Door Leading To The W.C, Built In Wardrobe.

W.C
White W.C, Wash Hand Basin, Radiator.

Family Bathroom
Fitted With A White Bath, W.C, Wash Hand Basin, Radiator, Velux Window.

Garage
Remote Controlled Electric Roller Door, Power & Plumbing For A Washing Machine.

Energy Performance Rating: D
The Full EPC Certificate Is Available Upon Request,

Council Tax Band: D
Council Tax Estimate £2,138

Disclaimer:
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Area Map



Floor Plans



Energy Efficiency Graph

