



## 2 Eden Way

Wolviston Court, Billingham, TS22 5NU

**Offers over £265,000**



WATCH THE VIDEO! For Sale With The Advantage Of No Onward Chain & Vacant Possession - Nestled In The Sought-After Location Of Eden Way, Off Wolviston Mill Lane In Billingham, This Versatile Detached Bungalow Is A True Gem. Boasting Open Plan Kitchen/Diner, Conservatory, Three Bedrooms, And Two Bathrooms, This Property Offers Ample Space For Comfortable Living.

One Of The Standout Features Of This Home Is The Energy-Saving Solar Panels, Owned Outright, Ensuring Not Only A Reduced Carbon Footprint But Also Lower Energy Bills. The Property Has Been Meticulously Refurbished From Top To Bottom, Showcasing A Seamless Blend Of Modern Amenities And Classic Charm.

Situated On A Generous Corner Plot, This Bungalow Enjoys A Beautiful Westerly Facing Rear Garden, Perfect For Soaking Up The Afternoon Sun Or Hosting Gatherings With Friends And Family. The Stylish New Kitchen Is A Chef's Delight, Complete With A Built-In Oven And Integrated Dishwasher, Making Meal Preparation A Breeze.





Location

Wolviston Court Is Located In Billingham, County Durham And Is A Popular Place To Live. It Is A Quiet And Peaceful Town, With A Variety Of Amenities Within Walking Distance. The Area Is Home To A Number Of Schools And Colleges, As Well As A Range Of Shops, Restaurants, And Leisure Facilities. For Those Looking For An Outdoor Escape, There Is An Abundance Of Parks, Rivers And Countryside To Explore. Additionally, Wolviston Court Is Located Very Close To The Coast, Making It A Great Spot For Beach Days.

From Wolviston Mill Lane Turn Onto Eden Way, The Property Sits On The Corner Of Ribble Close.

Entrance Hallway

Composite Door Leads To A Wide Hallway, Doors Lead To The Lounge, Bedrooms, Bathroom & Kitchen.

Lounge/Bedroom

12'4" x 8'11" (3.78m x 2.74m)  
uPVC Double Triple Window, Radiator.

Kitchen/Diner

19'10" x 9'6" (6.07m x 2.92m)  
Fitted With A Range Of New & Unused Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Integrated Washing Machine, Dishwasher & Fridge Freezer, uPVC Triple Glazed Window, Radiator, Storage Cupboard, Opening To The Conservatory.

Conservatory

9'2" x 9'10" (2.8m x 3m)  
uPVC Structure With Double Glazed Windows, Door & Glass Roof.

Master Bedroom

12'4" into recess x 10'11" (3.78m into recess x 3.33m)  
uPVC Double Triple Window, Radiator, Door Leading To The En-Suite.

En-Suite Shower Room

Fully Tiled & Fitted With A White Suite Comprising; Vanity Hand Wash Basin, Walk In Shower Cubicle, W/C, Chrome Ladder Style Towel Radiator, uPVC Triple Glazed Window.

Bedroom Two

10'11" x 8'3" (3.33m x 2.54m)  
uPVC Triple Glazed Window, Radiator, Storage Cupboard.

Bathroom

Fully Tiled & Fitted With A White Suite Comprising; Vanity Hand Wash Basin, Bath With Waterfall Shower & Screen, W/C, Chrome Ladder Style Towel Radiator, uPVC Triple Glazed Window.

Loft Space

Part Boarded, Insulated.

Solar Panels

Owned Outright With Feed Direct Benefitting From Back Payments. Believed To Be 3kw With A 3.6k inverter.

Detached Garage

Remote Controlled Electric Roller Door, Power Supply.

Energy Efficiency Rating C 70/73

The Full Energy Efficiency Certificate Is Available On Request.

Property Information

Tenure: Freehold  
Local Authority: Stockton Borough Council  
Listed Status: Not Listed  
Conservation Area: No  
Tree Preservation Orders: None  
Tax Band: D  
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: Single 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

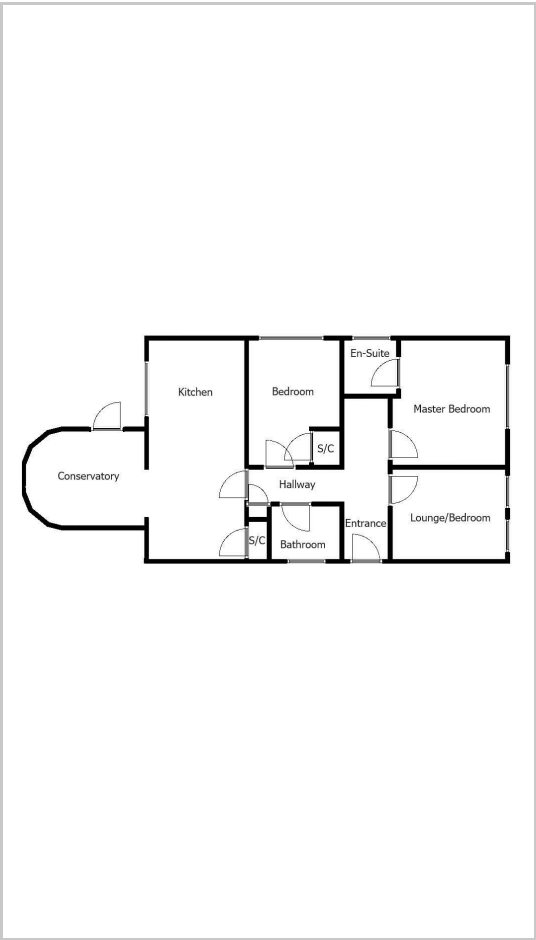
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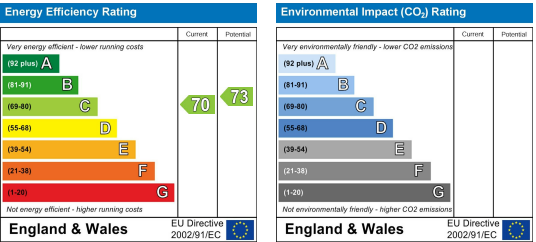
Area Map



Floor Plans



Energy Efficiency Graph



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