



EXTENDED DETACHED BUNGALOW. THREE BEDROOMS. NO ONWARD CHAIN. SOUGHT AFTER AREA. LONG DRIVE. ADDITIONAL HARD STANDING. EXTENDED 26' GARAGE. SOUTH FACING REAR GARDEN. VIEWING HIGHLY RECOMMENDED. We are pleased to offer for sale a superb three bedroom detached bungalow located in a sought after residential area close to local shops, schools for all age groups and regular bus services to Billingham and Stockton Town Centres. The A19 trunk road is close by and provides easy access to the surrounding residential and commercial areas. The bungalow has been extended to the side and offers excellent accommodation in good decorative order throughout with the benefit of gas central heating and uPVC double glazing. A particular feature of the property is the south facing rear garden with paved patio area and excellent parking facilities which include an extended 26' long garage, long driveway and additional hard standing within the front garden. The accommodation briefly comprises: Entrance Hall, extended Lounge with feature fireplace, fitted Kitchen with integrated appliances, three Bedrooms - one which has been used as a reception room with french doors to the rear garden and Bathroom/WC with modern suite. Offered for sale with the benefit of no onward chain an internal inspection is highly recommended to appreciate the property fully.

**Whitehouse Road, Wolviston Court, TS22
5BQ
3 Bed - Bungalow - Detached**

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ENTRANCE HALL

Hardwood entrance door to the side elevation. Two useful built in storage cupboards and access to the loft. Central heating radiator, ceiling coving and panelled doors leading to the lounge, kitchen, three bedrooms and bathroom/ wc.

LOUNGE INTO DINING AREA

16'10x10'10 inc 15'4 (5.13mx3.30m inc 4.67m)

Three double glazed windows to the front and rear elevations giving excellent natural lighting. Attractive wall mounted marble effect feature fireplace with living flame gas fire. Tv aerial point, three central heating radiators, ceiling coving, two wall lights, two ceiling mounted light fittings and serving hatch into the kitchen.

KITCHEN

10'10x8'4 (3.30mx2.54m)

Double glazed window to the side elevation, Double glazed entrance door to the side elevation. Fitted floor, wall and drawer units in white with handles with fitted work surfaces having a tiled splashback surround incorporating a single drainer resin one and a half bowl sink unit with mixer tap. Built in double oven and hob with extractor hood above. Integrated washing machine, dishwasher, fridge and freezer. Concealed gas boiler providing hot water and central heating. Central heating radiator, tiled flooring and spot lights to the ceiling. Double glazed entrance door to the side elevation.

BEDROOM ONE

13'2x8'8 (4.01mx2.64m)

Double glazed window to the front elevation. Range of fitted wardrobes with over bed storage units and central heating radiator.

BEDROOM TWO

11'4x9'8 (3.45mx2.95m)

Double glazed window to the rear elevation. Range of fitted wardrobes with matching dressing table and central heating radiator.

BEDROOM THREE

9'8x8'4 (2.95mx2.54m)

Double glazed french doors to the rear patio and garden. Built in wardrobe and central heating radiator.

BATHROOM/WC

6'x5'4 (1.83mx1.63m)

Double glazed window to the side elevation. Modern suite comprising bath with mixer tap/ shower attachment, washbasin with mixer tap and vanity storage unit below and low level wc. Ceramic tiling to the walls, tiled floor and chrome ladder type central heating radiator.

OUTSIDE

Open plan front garden laid to lawn with hard standing providing additional off street parking facilities. Long concrete drive with water tap to the side of the property



leading to a extended detached brick garage 26'0 x 9'0 with remote control up and over door, electric light, power points, double glazed window and upvc door leading to the rear garden. South facing rear garden enclosed by timber fencing laid to lawn with established shrubs and paved patio area.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Whitehouse Road

Approximate Gross Internal Area
1029 sq ft - 96 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| (85-91) | B | | |
| (69-80) | C | | |
| (54-64) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | A | | |
| (85-91) | B | | |
| (69-80) | C | | |
| (54-64) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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