



MID TERRACE COTTAGE. TWO BEDROOMS. DELIGHTFUL VILLAGE LOCATION. FULL OF CHARM AND CHARACTER. BEAMED CEILINGS. BEAUTIFULLY PRESENTED. VIEWING HIGHLY RECOMMENDED. RARELY AVAILABLE. NO ONWARD CHAIN. We are pleased to offer for sale a lovely two bedroom mid terrace cottage located on Durham Road in the highly sought after village of Wolviston on the outskirts of Billingham. Wolviston is a beautiful village location with a picturesque village green and duck pond. There is a well known public house, a range of local shops including a post office, primary school and regular bus services to the surrounding areas. Just off the A19 trunk road which provides easy access to the surrounding residential and commercial areas. Presented in immaculate decorative order throughout the property has been extended and improved through the years but great care has been taken to retain much of the original charm and character and period features including superb beamed ceilings. With the benefit of gas central heating the well appointed accommodation briefly comprises: Entrance Vestibule, Entrance Hall, spacious Lounge, Rear Hall, impressive Bathroom/WC with five piece white suite, open plan I shaped Dining Room and fitted Kitchen with built in oven and hob and two Bedrooms on the first floor. Externally there is a superb well stocked garden to the rear with paved and decked patio areas. Viewing is highly recommended.

Durham Road, Wolviston, TS22 5LP
2 Bed - Cottage - Terraced
Chain Free £199,950

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GROUND FLOOR

ENTRANCE VESTIBULE

Timber entrance door to the front elevation. Attractive ceramic tiled floor, superb beamed ceiling and glazed door leading to entrance hall.

ENTRANCE HALL

Doors giving access to the lounge and dining room. Attractive ceramic tiled floor, central heating radiator and superb beamed ceiling.

LOUNGE

13'6" x 16' into alcoves. irregular shaped room. a (4.11m x 4.88m into alcoves. irregular shaped room)

Original Lead window to the front elevation. Superb period style fireplace with gas fire. Tv aerial point, alcove shelving with storage below, central heating radiator and superb beamed ceiling. Door leading to rear hall.

REAR HALL

Staircase giving access to the first floor with storage cupboard below. Superb beamed ceiling, central heating radiator and door leading to the bathroom.

BATHROOM/WC

Impressive modern white suite comprising of a free standing roll top bath with mixer tap/ shower attachment, shower cubicle with wall mounted shower, pedestal washbasin, bidet and low level wc. Half height wood panelling to the walls, part wood panelled flooring, central heating radiator and skylight window.

OPEN PLAN DINING ROOM AND KITCHEN

DINING ROOM

9'10" x 8'10" (3.00m x 2.69m)

Superb beamed ceiling, attractive ceramic tiled floor and central heating radiator. Open plan into the kitchen.

KITCHEN

15' x 9'10" irregular shaped room. approximate meas (4.57m x 3.00m irregular shaped room. approximate m)

Double glazed bow window to the rear elevation. Fitted floor, wall and drawer units with wood effect fitted work surfaces incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap. Built in fan assisted electric oven and gas hob with extractor hood above. Space and plumbing for washing machine and dishwasher. Wall mounted gas boiler, attractive tiled floor and superb beamed ceiling. Stable type timber door giving access to the rear garden.

FIRST FLOOR

LANDING

Doors leading to two bedrooms.



BEDROOM 1

13'4 x 13'4 increasing to 18'0. irregular shaped r (4.06m x 4.06m increasing to 5.49m'0.00m. irregular)

Leaded effect window to the front elevation. Walk in wardrobe with electric light and deep built in storage cupboard. Access to the loft, stained floorboards and central heating radiator.

BEDROOM 2

10'4 x 5'10 (3.15m x 1.78m)

Double glazed window to the rear elevation and central heating radiator.

OUTSIDE

Superb enclosed rear garden with paved patio area, decked patio area and an abundance of established plants, shrubs and well stocked flower borders. Large timber garden shed. Outside light and water tap.





OUR SERVICES

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Strategic Marketing Plan

Dedicated Property Manager

Durham Road, Wolviston, TS22 5LP

Approximate Gross Internal Area
1071 sq ft - 99 sq m



GROUND FLOOR

FIRST FLOOR

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	39	A	A
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>		<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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