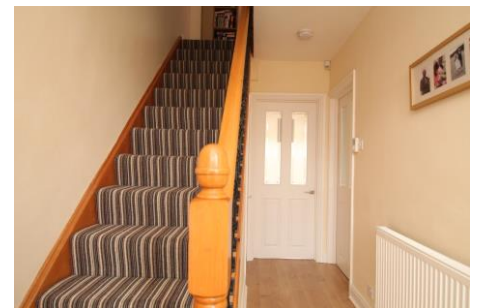


Property Particulars

www.thirlwell-estates.co.uk



17 Elton Road Billingham, TS22 5HW

£174,950

We are delighted to offer for sale this thoughtfully extended four bedroom semi detached house on the highly regarded Wolviston Court development. Nicely improved to provide well planned family living accommodation comprising: entrance hall, through lounge-diner with French doors to rear patio, extended kitchen with a super range of Hi Gloss fitted units, cloaks/WC. The first floor offers master bedroom with en-suite, three further bedrooms and family bathroom with corner style bath. There is a double width block paved drive to integral garage with remote control door to front aspect and to the rear is a lawned garden with paved patio.



- Extended Semi Detached House
- Highly Regarded Setting
- Gardens & Garage
- 4 Bedrooms (master with en suite)
- Super Kitchen
- Viewing Highly Recommended

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Ground Floor

Entrance Hall

UPVC entrance door with double glazed inserts & surrounding panels, woodgrain effect laminate flooring, radiator, understairs storage cupboard, staircase to first floor with feature wrought iron spindles.

Through Lounge / Diner 13' 1" reducing to 9'9" x 23' 3" (3.98m x 7.08m)

Feature electric flame effect fire with log effect in brick surround, woodgrain effect laminate flooring, double radiator, bow window to front aspect, French doors to rear patio.

Family Room 9' 3" x 9' 9" (2.82m x 2.97m)

Radiator, woodgrain effect laminate flooring, French doors to patio.

Kitchen 8' 7" x 19' 4" (2.61m x 5.89m) max

Lovely range of hi-gloss units with marble effect work tops, inset 1 1/2 bowl stainless steel sink unit with mixer tap over, tiled splashbacks, integrated dishwasher, inset ceiling lights, feature vertical radiator, internal door to garage.

Cloakroom w/c

White two piece suite comprising; pedestal wash hand basin, close coupled w/c, tiled walls, woodgrain effect laminate flooring, extractor fan, chrome towel rail.

First Floor Landing

Access to roof void, built in storage cupboard.

Bedroom 1 8' 7" x 15' 9" (2.61m x 4.80m)

Radiator, UPVC window to front aspect.

En Suite

Three piece suite comprising; double sized walk in shower, pedestal wash hand basin, close coupled w/c, tiled walls, extractor fan, chrome towel rail, UPVC window to rear aspect, tile effect Amtico flooring.

Bedroom 2 11' 4" x 12' 2" (3.45m x 3.71m)

Radiator, UPVC window to front aspect.

Bedroom 3 11' 3" x 10' 11" (3.43m x 3.32m)

Radiator, UPVC window to rear aspect.

Bedroom 4 7' 11" x 8' 5" (2.41m x 2.56m)

Built in overstairs storage cupboard, radiator, UPVC window to front aspect.

Bathroom

White three piece suite comprising; corner style bath, wash hand basin in storage unit, close coupled w/c, tiled walls & border tiling, chrome towel rail, UPVC window to rear aspect, inset ceiling lights, tile effect Amtico flooring.

Externally

Low maintenance pebbled garden with double width block paved driveway. Enclosed rear garden mainly laid to lawn, paved patio, outside tap, external light.

Garage

With remote controlled roller shutter door, plumbing for auto washer, power & lighting.

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These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Thirlwells or the vendor. None of the statements contained in these particulars as to this property are to be relied on statements of representations of fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Thirlwells, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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