



28 Durham Road, Wolviston
£245,000





28 Durham Road

Wolviston, Billingham

This Enchantingly Lovely Victorian Cottage in Wolviston Village is Sumptuously Styled & Fabulously Presented Throughout! Perfect if you Are Looking for a Ready to Move In Home!

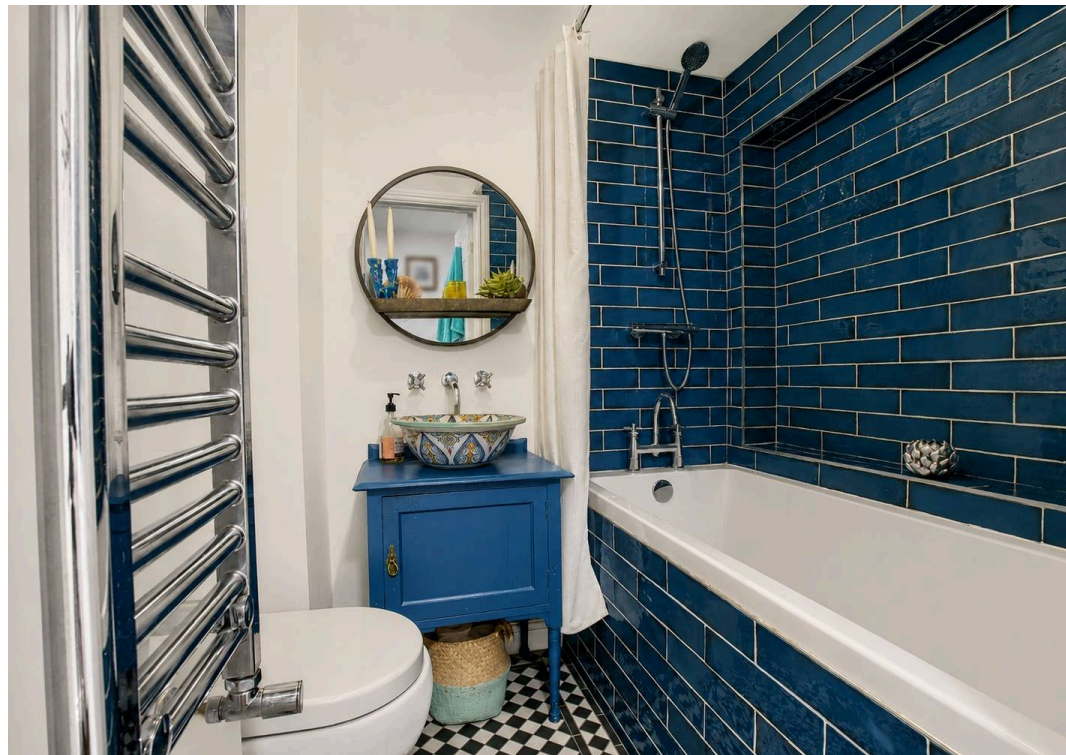
- This Enchantingly Lovely Wolviston Village Terraced Cottage
- Not Only Is This A Great Location, But the High Street Is A Particularly Pretty Spot
- Extended, Transformed, Remodelled & Sumptuously Styled
- Stylish & Truly Stunning Open Plan Living/Dining/Kitchen
- Front Lounge with Log Burning Stove
- Fabulous Modern Bathroom
- Two Double Bedrooms & Upstairs WC
- A Genuine 'First to See Will Buy' Family Size Home
- Established Private Rear Gaden
- Gas Central Heating with Combi, Wooden Double Glazed Windows to the Front & uPVC Double Glazed Windows to the Rear

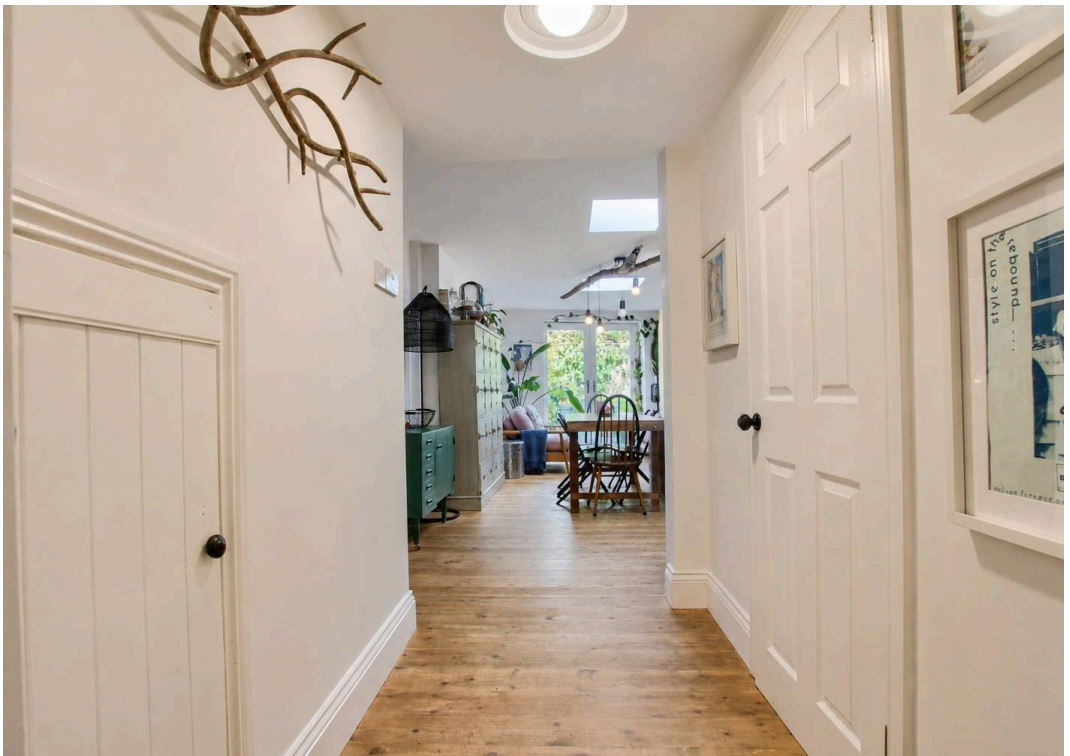


Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



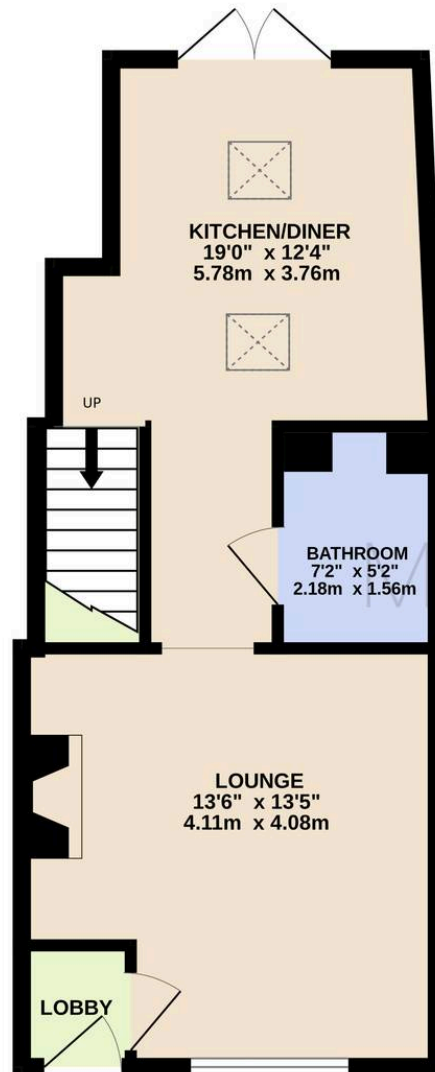




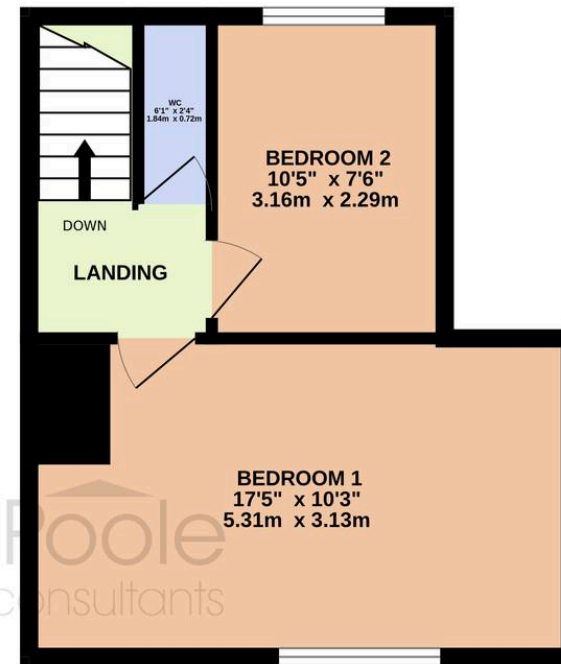




GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Michael Poole

Michael Poole Estate Agents, 10 Town Square – TS23 2LY

01642955140

billingham@michaelpoole.co.uk

michaelpoole.co.uk/