

26 Durham Road, Wolviston

Offers Over **£288,950**

Michael Poole
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26 Durham Road

Wolviston, Billingham

Simply Beautiful Two Bedroom End Terrace Cottage in Wolviston Village Featuring a Fabulous Kitchen/Garden Room, Generous Rear Garden, Detached Garage and Stunning Bathroom.

- This Enchantingly Lovely Wolviston Village End Terraced Cottage Is Fabulous
- Not Only Is This a Great Location, But The Green Is a Particularly Pretty Spot
- Extended, Transformed, Remodelled & Sumptuously Styled Over the Years
- Lovely Large & Truly Stunning Open Plan Kitchen/Garden Room Overlooking the Rear Garden
- Breath-Takingly Good Range of Kitchen Units & Built-In Appliances
- Generous Lounge with Open Fire
- Two Double Bedrooms & Stunning Wet Room Suite
- Gas Central Heating with Combi & UPVC Double Glazing
- Large Garden Off Street Parking & Detached Garage/Shed

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When Words Just Don't Do It! This fabulous end terraced cottage in Wolviston Village certainly has the wow factor. This a magnificent home which is considerably larger than might first be anticipated.

To start with the kitchen area is fitted out with a stunning range of modern units and built-in appliances. Roof windows in the dining area make eating under the stars a reality and the living area has French doors leading into the generous garden area. There is also a really cosy front lounge which feature an open fire, lobby area and downstairs WC. The first floor has two double bedrooms and fabulous shower room. Outside there is a detached garage/shed, all important off street parking and large rear garden with porcelain patio area positioned to enjoy the sun (When out!)

Other notable features include gas central heating with combi boiler, UPVC double glazing and storage cupboards.

We recommend getting an early viewing because stylish, pretty and organised homes such as this tend not to hang around for long.

Tenure - Freehold

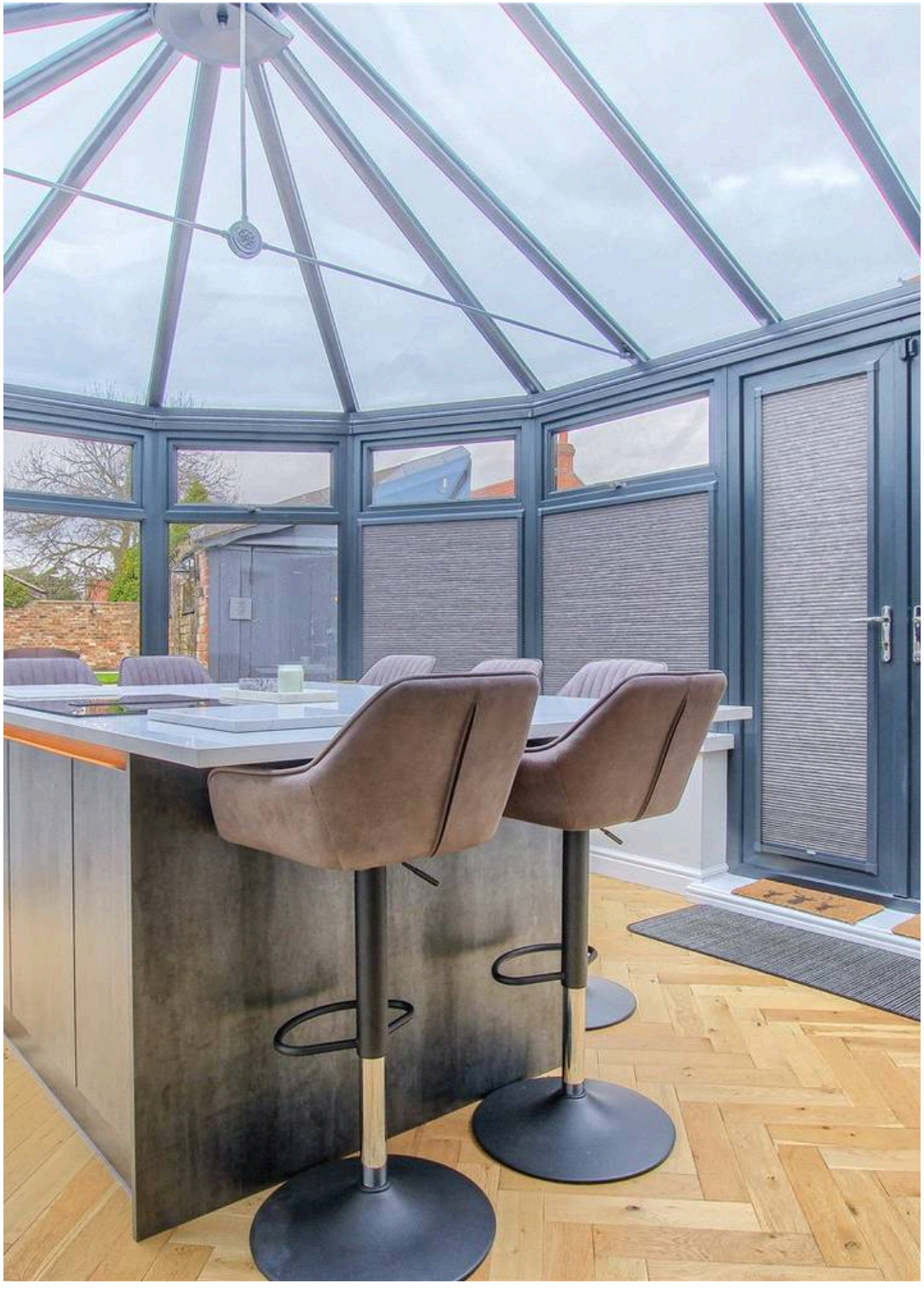
Council Tax Band C

Council Tax band: C

Tenure: Freehold

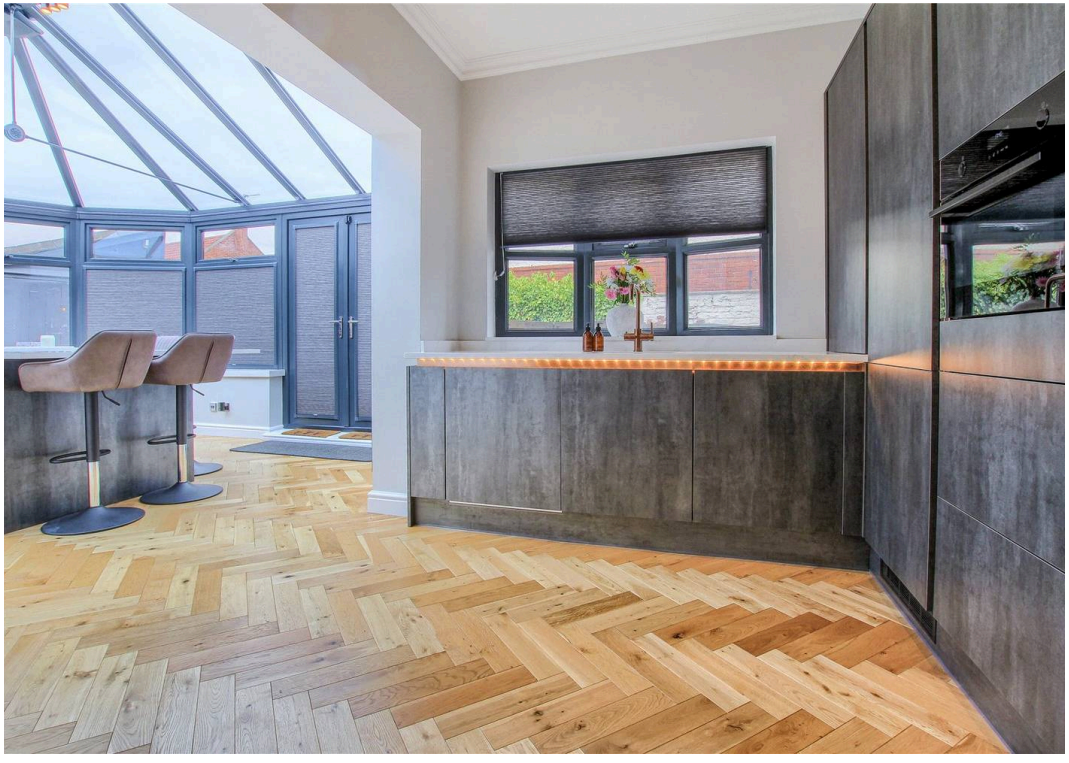
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E











Buyers Identification Check(s)

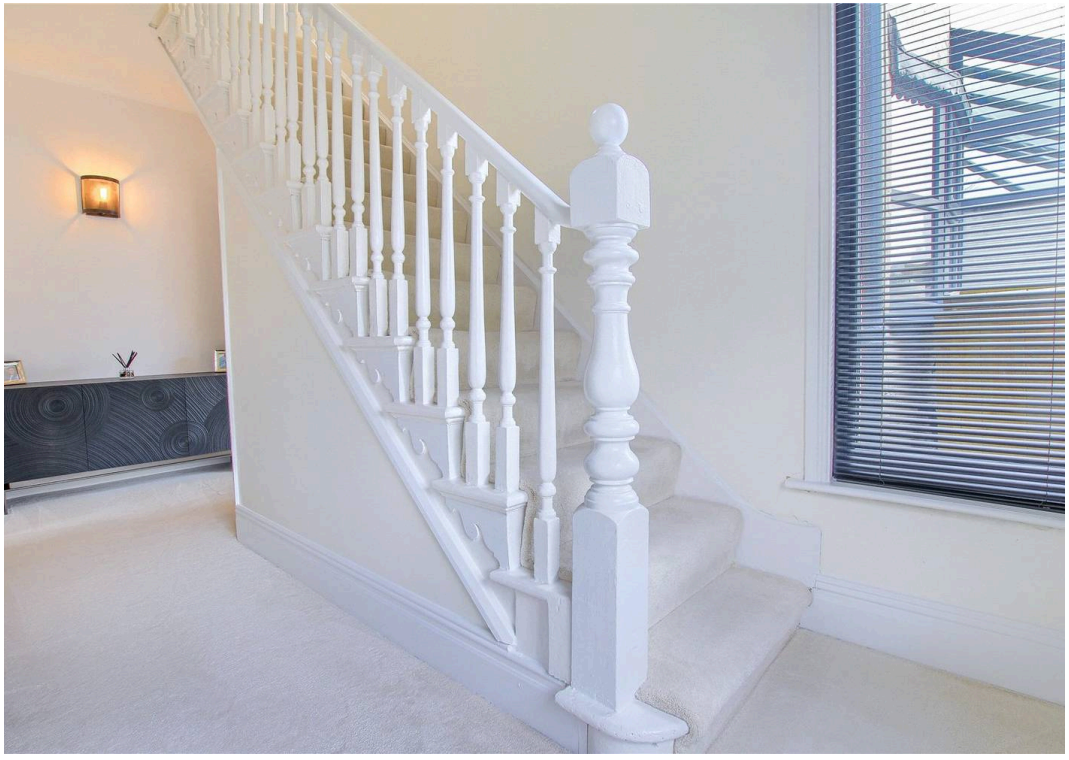
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify 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.









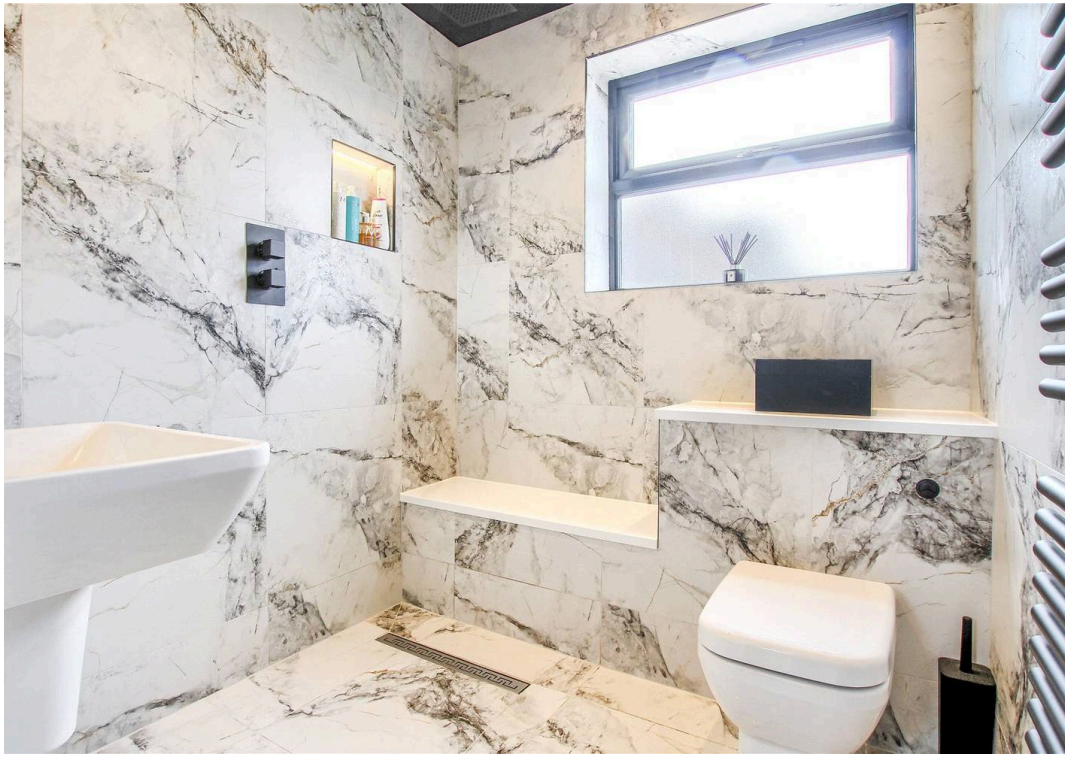



















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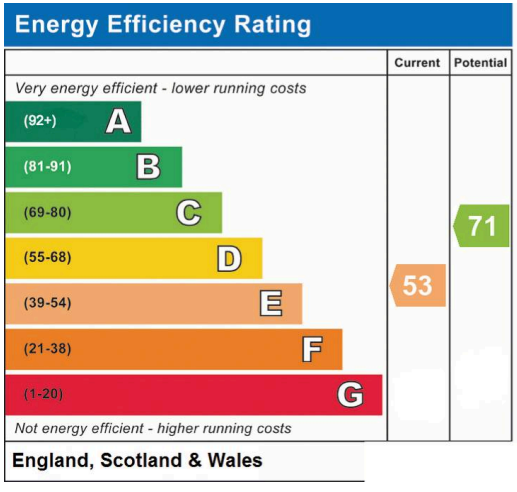


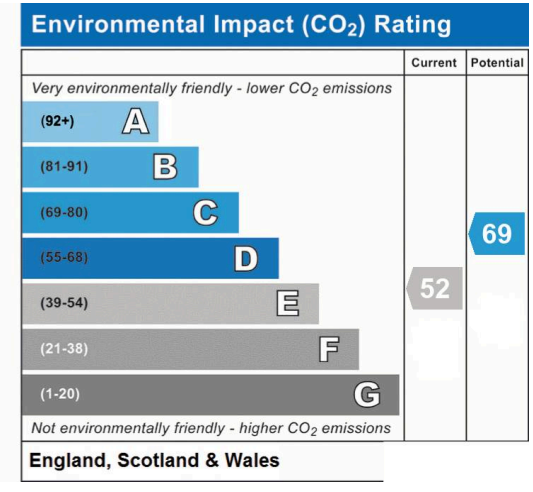









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
53
71
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
52
69
England, Scotland & Wales

GROUND FLOOR
670 sq.ft. (62.3 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



Michael Poole
property consultants

TOTAL FLOOR AREA : 1128 sq.ft. (104.8 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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