



Located in the quaint village of Wolviston this two bedroom mid terrace cottage really is beautiful. The property comprises of a lounge and kitchen/diner on the ground floor and the upper has bathroom, two double bedrooms with the master having the original beam, fire and surround. Set close to the village post office, local amenities and Billingham Town Centre approx. five minutes drive away. The property would be an ideal purchase for first time buyers, buyers downsizing and potential investors. The advantage of no further chain and vacant possession comes when purchasing Musgrave Terrace.

Viewings come highly recommended.

**Musgrave Terrace, Wolviston, Billingham, TS22 5LB**

**2 Bed - House - Terraced**

**Offers Over £150,000**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**



# Musgrave Terrace, Billingham, TS22 5LB

## LOUNGE

14'0" x 11'10" (4.27m x 3.61m)

Via uPVC double glazed front door with double glazed window to front aspect, fire and surround, carpet and covered ceiling.

## HALLWAY

6'0" x 12'1" (1.83m x 3.68m)

Archway into dining area. and stairs to upper.

## KITCHEN

9'0" x 12'1" (2.74m x 3.68m)

Window to rear, door to rear, radiator, access to rear yard/seating area, Valiant boiler.

## LANDING

4'0" x 3'7" (1.22m x 1.09m)

Loft access, radiator and carpets.

## BEDROOM 1

13'0" x 12'0" (3.96m x 3.66m)

Double glazed window to front aspect, radiator, fire and surround, carpets and spot lights.

## BEDROOM 2

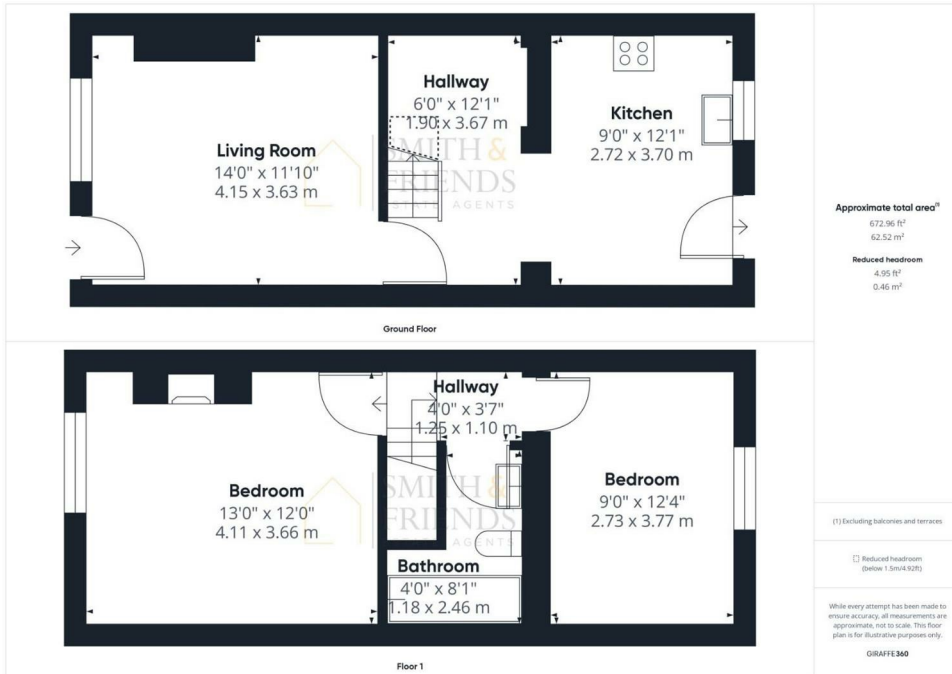
9'0" x 12'4" (2.74m x 3.76m)

Window to rear aspect and carpet.

## BATHROOM

4'0" x 8'1" (1.22m x 2.46m)

Bath, shower, wash hand basin, WC, radiator, extractor fan and double glazed skylight window to rear.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales		62	84

EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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