



****CHAIN FREE** RARELY AVAILABLE**** Positioned on favourable corner plot within a quiet cul de sac on the much sought after Wolviston Court Estate, This property will certainly appeal to a variety of potential buyers with its versatile layout and proximity to well regarded schools and local amenities. Benefiting from uPVC DG & GCH, South facing rear garden and garage. The accommodation briefly comprises of: Entrance Hall, dual aspect lounge/dining area, and fitted kitchen to the rear. To the first floor there are three Bedrooms and family bathroom. Externally - Set on a favourable corner plot the south facing rear garden is fully enclosed and affords a good degree of privacy, Mainly laid to lawn with well stocked borders. the front garden is laid to lawn with driveway leading to single garage.

Flixton Grove, Billingham, TS22 5DT

3 Bed - House

Chain Free £195,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Flixton Grove, Billingham, TS22 5DT



GROUND FLOOR

ENTRANCE HALLWAY

uPVC DG glass panelled door, radiator, under stairs storage and staircase to first floor landing

OPEN PLAN LOUNGE / DINING AREA

16'5 x 12'2 (5.00m x 3.71m)

Lounge - uPVC DG Bow window to front aspect, living flame coal effect electric fire with modern surround and radiator.

Dining Area - uPVC DG window to rear and radiator.

BREAKFAST KITCHEN

16'10 8'11 (5.13m 2.72m)

Fitted with a range of modern wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap Four ring halogen hob with illuminating extractor and fan assisted oven. Integrated dishwasher, space for fridge freezer, plumbing for washing machine and dryer. uPVC DG windows to rear, uPVC DG glass panelled door opening onto the rear garden.

FIRST FLOOR

LANDING

uPVC DG window to side, airing cupboard and loft access.

BEDROOM 1 (FRONT)

14'2 x 10'10 (4.32m x 3.30m)

uPVC DG window to front aspect and radiator.

BEDROOM 2 (REAR)

11'6 x 10'6 (3.51m x 3.20m)

uPVC DG window to rear aspect and radiator.

BEDROOM 3 (FRONT)

9'x 7'6 (2.74mx 2.29m)

uPVC DG window to front and radiator.

FAMILY BATHROOM

White and chrome suite with panelled bath, pedestal wash hand basin an low level WC. Co ordinated tiled walls and flooring uPVC DG windows to rear and radiator.

EXTERNALLY

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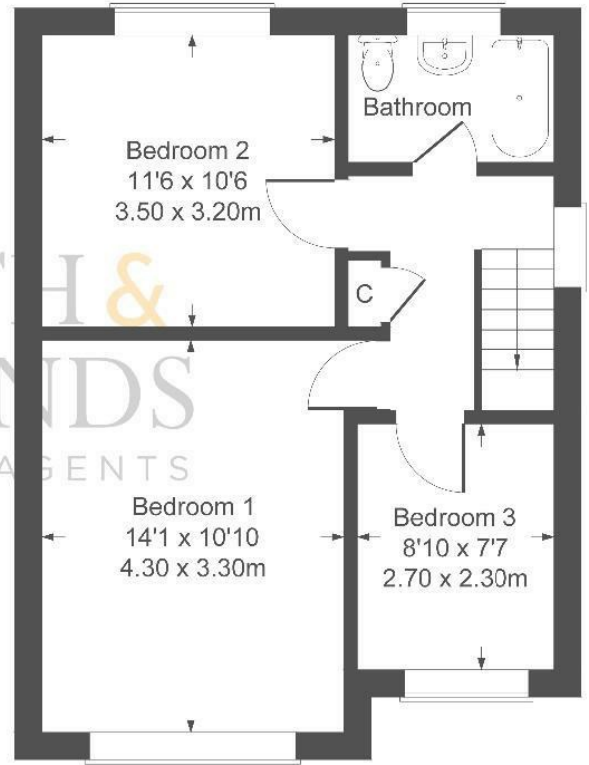
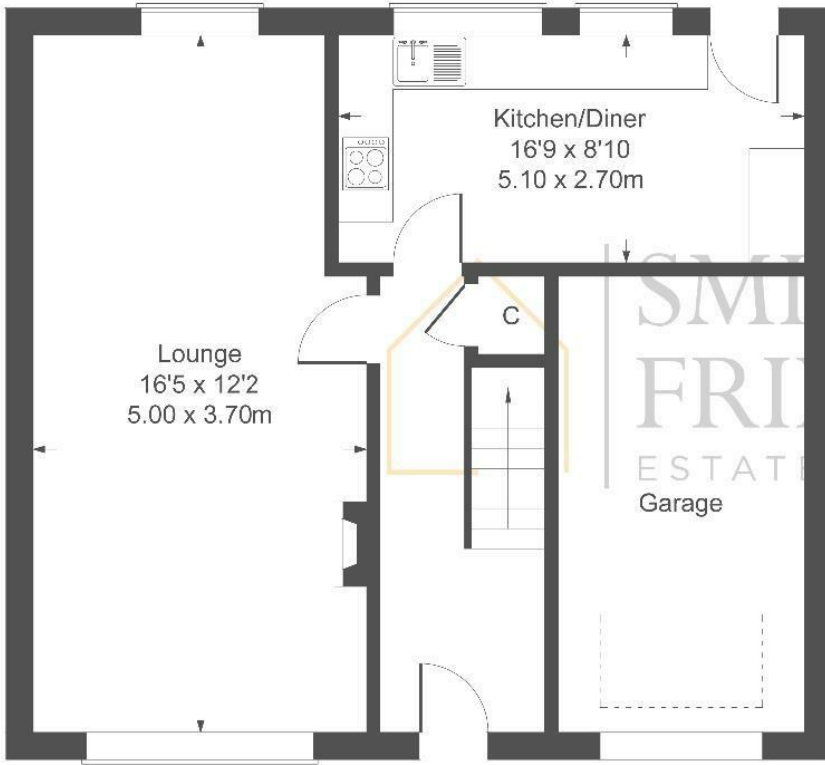
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Flixton Grove

Approximate Gross Internal Area
1140 sq ft - 106 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

