



**10 Lax Terrace,
Wolvivston, Billingham,
TS22 5LE**

Asking Price: £180,000

Located in a sought-after neighbourhood, this charming end-of-terrace house offers a blend of modern comforts and period features. Boasting two well-proportioned bedrooms and loft room, this property is ideal for small families or professionals seeking a peaceful retreat. The spacious living room is perfect for relaxing evenings in, while the fully-fitted kitchen provides ample space for culinary enthusiasts. Step outside to the beautifully landscaped garden, offering a serene space for outdoor gatherings or simply unwinding after a long day.



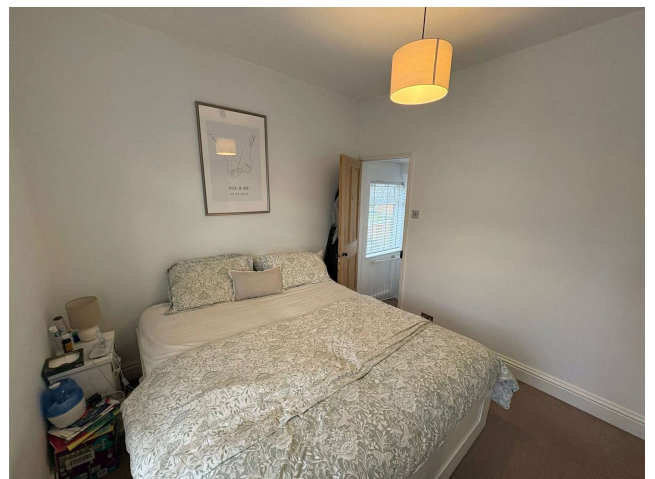
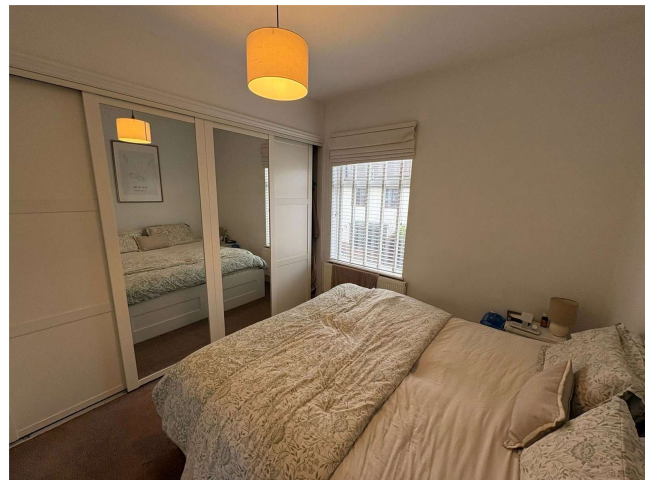
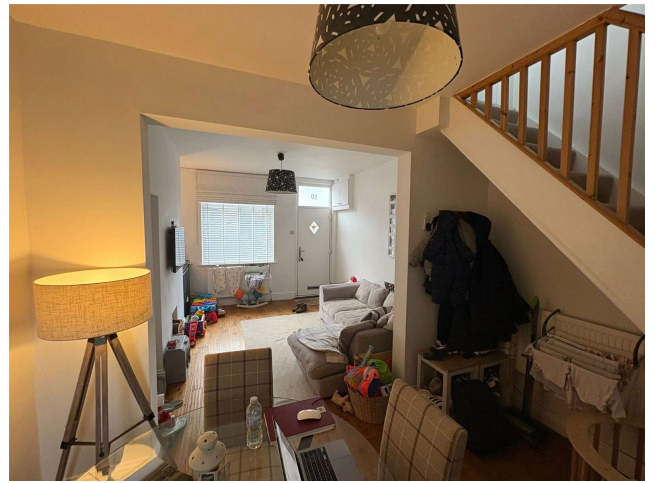
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To arrange a viewing please call the Hartlepool office on **01429 856565**

Accommodation Summary:

- • 2 Bedrooms
- • 1 Bathroom
- • Ideal location

Description:





Rooms:

Living Room 11'6" x 20'3" (3.5m x 6.17m). Laminate flooring, UPVC double glazed window, entrance to kitchen.

Kitchen 7'3" x 10'10" (2.2m x 3.3m). Kitchen, counter top, sink basin with tap, oven, gas hob.

Bathroom 6'11" x 8'6" (2.1m x 2.6m). Bath, shower, toilet and sink basin.

Bedroom two 8'2" x 10'2" (2.5m x 3.1m). Carpet, UPVC double glazed window, radiator.

Bedroom one 9'2" x 9'10" (2.8m x 3m). Carpet, UPVC double glazed window, radiator.

Loft room 10'2" x 11'10" (3.1m x 3.6m). Carpet, UPVC double glazed window, radiator.

Disclaimer Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a

mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property miss-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. To arrange an appointment to view this property, please contact us on 01429 856565, hours are Monday-Friday 9.00am-5.00pm and

Directions:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Local Authority:

Tenure: Freehold