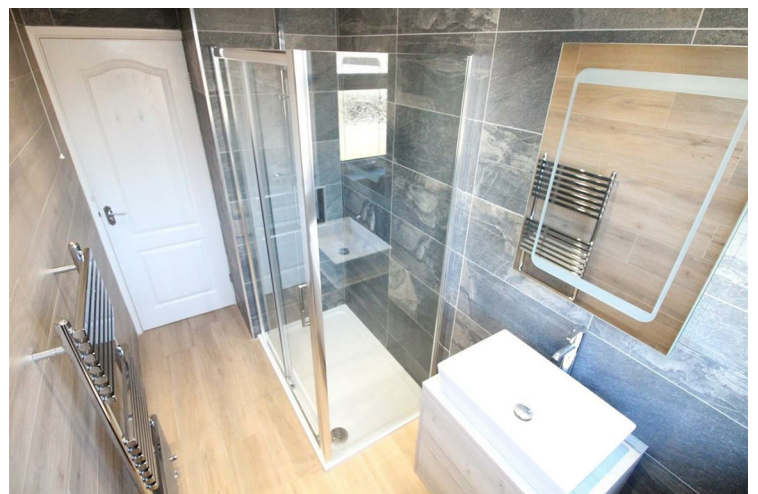




Grosvenor Road
Billingham

£190,000
ENERGY RATING: C-

A refurbished & excellently presented semi-detached bungalow located at the end of a quiet cul-de-sac in this highly sought after location. The property comprises; spacious hallway, lounge with bow window & feature fireplace, 18 ft. kitchen/diner with recently fitted units & appliances, two double bedrooms, modern shower room. Set on a large plot with wraparound gardens to the front, side & rear with a driveway leading to a detached garage. Planning permission has been approved for a single storey extension to the rear, plans can be seen on the local authority planning portal. NO ONWARD CHAIN!! Energy Rating: C-69. Council Tax Band: C (£2,011.60).



- Refurbished & Excellently Presented Bungalow • Two Double Bedrooms & Spacious Lounge • Modern Kitchen/Diner with Appliances

Entrance Hall

UPVC entrance door with leaded feature light, laminate flooring, storage cupboard, access to boarded loft room via pull-down aluminium ladder, meter cupboard, coving and a radiator.

Lounge

4.51m x 3.31m (14'9" x 10'10")

Front aspect UPVC double glazed bow window, feature fireplace with inset electric fire, coving, ceiling rose and a radiator.



Kitchen/Diner

5.55m x 2.60m (18'2" x 8'6")

Front & side aspect UPVC double glazed windows and a side aspect UPVC door leading to the garden. A range of base units with marble effect worksurfaces & matching upstand incorporating a stainless steel sink with mixer tap and gas hob with glass splashback & stainless steel extractor hood over. Built-in oven, integrated washing machine, space for fridge/freezer, concealed Ideal Logic combi boiler, laminate flooring, coving and a radiator.



Bedroom One

2.85m x 4.03m (into wardrobes) (9'4" x 13'2" (into wardrobes))

Rear aspect UPVC double glazed window overlooking garden, fitted wardrobes & drawers, coving and a radiator.



- Beautiful Modern Shower Room
- Wraparound Gardens, Drive Detached Garage
- Very Popular Location. Quiet Cul-de-sac
- Energy Rating: C-69
- Council Tax Band: C (£2,011.60)



Bedroom Two

3.64m x 3.27m (11'11" x 10'8")

Rear aspect UPVC double glazed window overlooking garden, coving and a radiator.

Shower Room

Side aspect UPVC double glazed window, walk-in double cubicle with sliding door & thermostatic mixer shower & rainfall showerhead, floating vanity unit housing wash basin and a low level WC. Fully tiled walls & floor, spot lights and a chrome heated towel rail.



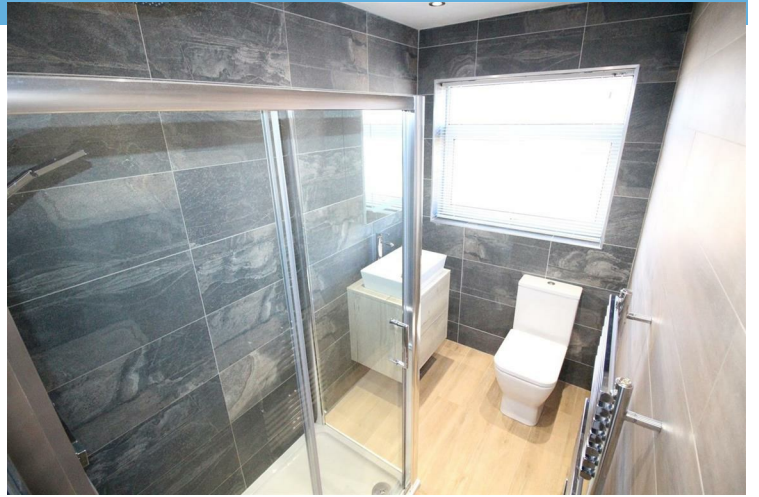
Externally

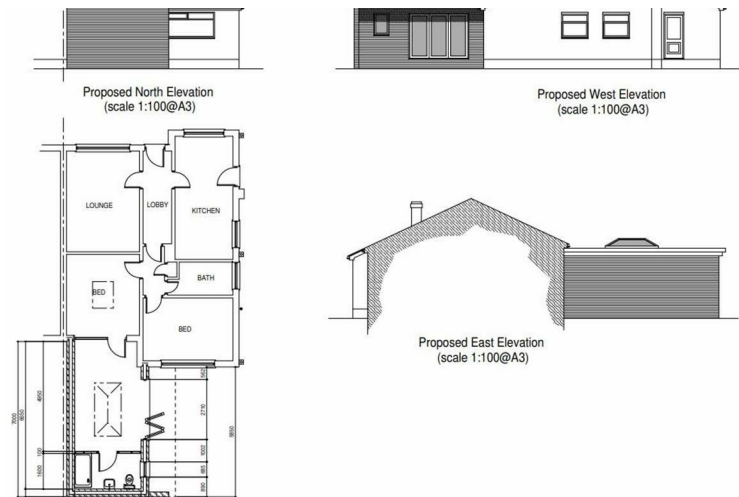
Set on a generous plot with wraparound gardens to three side, to the front is a walled garden with lawn and well stocked flowerbeds, a driveway to the side provides off-street parking and leading to a detached garage (6.25m x 2.60m) with up & over door, side aspect UPVC double glazed window and door to garden, power supply and lighting. There are enclosed gardens to the side and rear with patio & gravelled areas, lawn and established borders.



Approved Planning Link

<https://www.developmentmanagement.stockton.gov.uk/applications/applicationDetails.do?activeTab=documents&keyVal=RJL895PK03400>





Additional Information

- Local Authority** - Stockton-on-Tees
- Council Tax** - Band C
- Viewings** - By Appointment Only

- Floor Area** - 650.00 sq ft
- Tenure** - Freehold



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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