



208 Low Grange Avenue

Low Grange, Billingham, TS23 3LY

Offers in excess of £130,000



For Sale With The Advantage Of No Onward Chain! The Property Is Located Towards The Owington Farm End Of Low Grange Sitting Opposite Tunstall Avenue. The Property Benefits 4 Good Size First Floor Bedrooms, A Ground Floor Bathroom, Spacious Kitchen & Lounge With Log Burning Stove. Externally, The Driveway Provides Off-Road Parking & Leads To A Detached Garage/Outbuilding. The Rear Garden Is A Very Good Size With Timber Sheds x2.

The Vendor Informs Us The Combi Boiler Is Around 5 Years Old.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



Location:

Attractively Positioned Within A Popular Residential Location of Low Grange, Billingham, Accessed Via Wolviston Back Lane Or Marsh House Avenue, Providing Excellent Commuter Access Just Minutes Away Whilst Being Within A Short Stroll Of Shops & Local Amenities.

- Bewley Primary School - 8 Minute Walk
- St Michael's Catholic Academy - 15 Minute Walk
- Northfield School - 6 Minute Drive
- Bede Sixth Form College - 15 Minute Walk
- Tesco Superstore - 7 Minute Drive
- Billingham Forum & Town Centre - 5 Minute Drive
- The Owington Farm Pub & Restaurant - 10 Minute Walk
- The Merlin Pub & Restaurant - 10 Minute Walk

Distance Times As Estimated By Google Maps.

Externally:

The Driveway Provides Off-Road Parking, Detached Garage/Outbuilding, Walled Garden To The Front Aspect, Garden & 2x Sheds To Rear Aspect.

Entrance Hallway

uPVC Double Glazed Door, Doors Lead To The Lounge, Kitchen & Bathroom, Staircase To The First Floor.

Lounge

uPVC Double Glazed Window To The Front & Doors Lead To The Rear Garden, Log Burner, Radiator, Door Leading To The Kitchen.

Kitchen

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating Sink Unit & Mixer Tap, Built In Oven, Hob, uPVC Double Glazed Windows x2 & Door To Rear Aspect.

Ground Floor Family Bathroom

Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, Panelled Bath With Overhead Shower, W/C, Radiator, uPVC Double Glazed Window.

First Floor Landing

Access To Bedrooms.

Bedroom One

uPVC Double Glazed Window, Radiator.

Bedroom Two

uPVC Double Glazed Window, Storage Cupboard, Radiator.

Bedroom Three

uPVC Double Glazed Window, Radiator.

Bedroom Four

uPVC Double Glazed Window, Radiator.

Energy Efficiency Rating: D

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: B

Estimate £1,663

Disclaimer

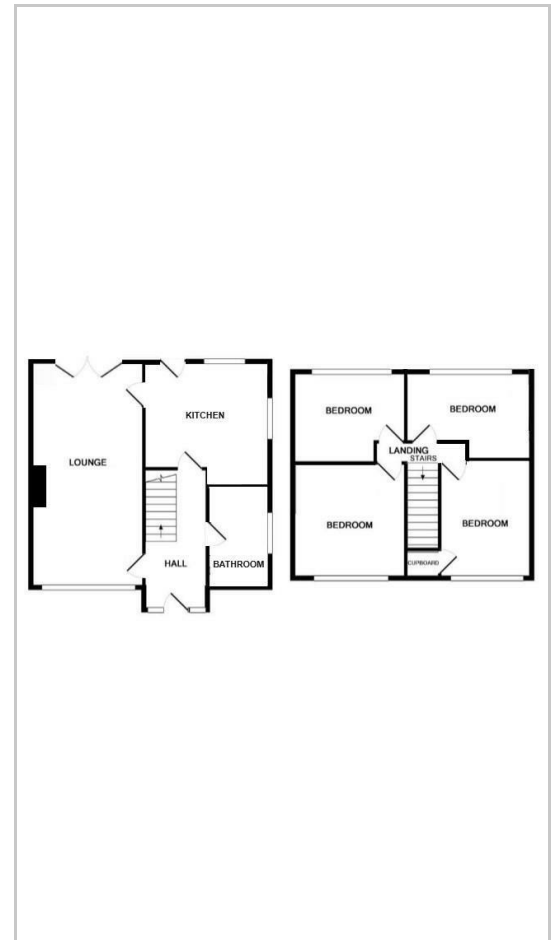
Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

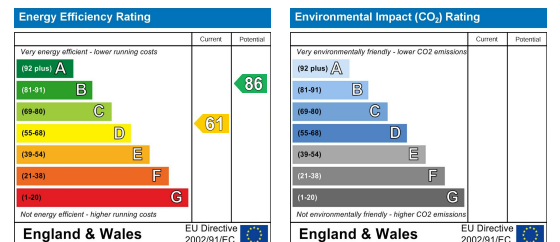
Area Map



Floor Plans



Energy Efficiency Graph



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 representation 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.