



## 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**

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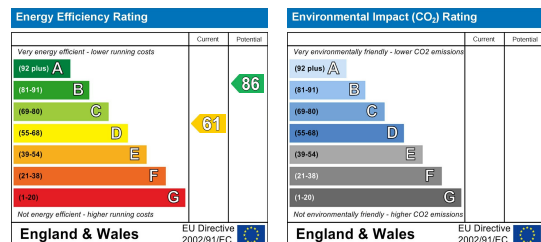
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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