



6 Bolam Grove

Low Grange, Billingham, TS23 3QG

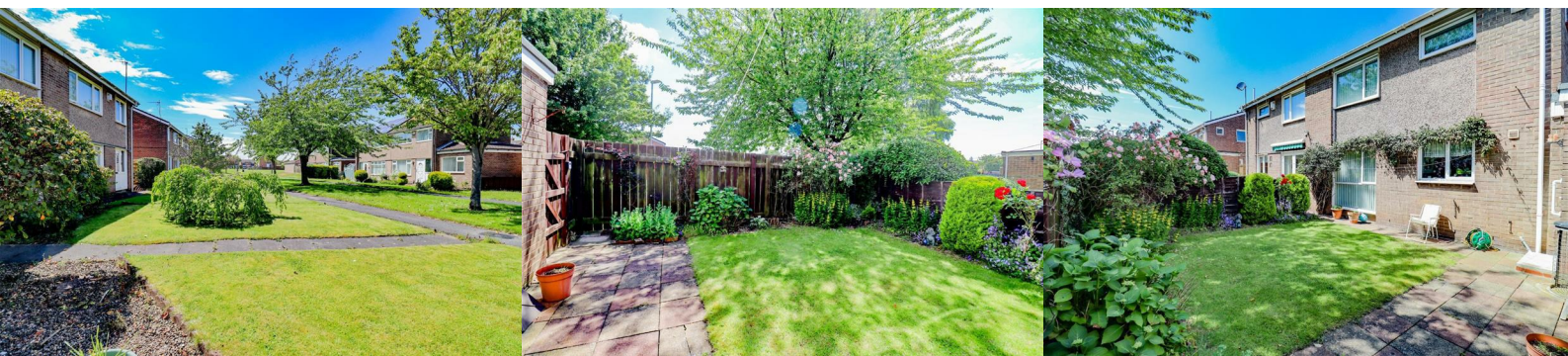
Offers in the region of £125,000



No Onward Chain & Vacant Possession - The Potential Of This House Is Truly Exciting, With The Opportunity To Enhance And Add Further Value. Extended To Create Additional Living Space, An Office Or Even A Ground Floor 4th Bedroom - The Choice Is Yours To Make This House Truly Your Own.

The Dual Aspect Lounge/Diner Is A Delightful Space, Perfect For Entertaining Guests Or Simply Relaxing With Your Loved Ones. The Garage Provides Convenient Storage Or Parking Options, Adding To The Practicality Of This Lovely Home.

One Of The Standout Features Of This Property Is Its Picturesque View Overlooking A Green Belt, Offering A Tranquil And Scenic Backdrop To Everyday Life. Situated In A Prime Location, This House Combines The Best Of Both Worlds - A Peaceful Setting With Easy Access To Amenities.



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
- Bede Sixth Form College - 15 Minute Walk
- Tesco Superstore, Leeholme Rd - 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.

Entrance Hallway

13'1" x 6'6" (4m x 2m)
Access To Lounge And Kitchen, Staircase To The First Floor Landing.

Lounge/Diner

Open Plan Design Leading To Dining Room, uPVC Double Glazed Window, Radiator.

Family Room/Ground Floor Bedroom

uPVC Double Glazed Window, Radiator.

Kitchen

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Fitted With A Range Of base, Wall & Drawer Units, Worksurface Incorporating A Sink Unit & Mizer Tap, Space For Appliances, Door Leading Through To The Family Room, Storage Cupboards, uPVC Double Glazed Window, Radiator.

First Floor Landing

9'10" x 6'10" (3m x 2.1m)
Access To Bedrooms & Bathroom, uPVC Double Glazed Window.

Bedroom One

Built In Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Two

Built In Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Three

uPVC Double Glazed Window, Radiator.

Separate W/C

5'6" x 2'11" (1.7m x 0.9m)
White W.C, uPVC Double Glazed Window.

Family Bathroom

5'6" x 5'2" (1.7m x 1.6m)
Bath Over Shower, Hand Wash Basin, uPVC Double Glazed Window, Radiator.

Energy Efficiency Rating: D

The Full Energy Efficiency Certificate Is Available On Request.

Property Information:

- Tenure: Freehold
- Local Authority: Stockton Borough Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: B
- Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
- Broadband Delivered To The Property: Cable
- Non-Standard Construction: Believed To Be Of Standard Construction
- Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
- Flooding Issues In The Last 5 Years: None
- Accessibility: Two Storey Dwelling. No Accessibility Modifications
- Cladding: None
- Planning Issues: None Which Our Clients Are Aware Of
- Coastal Erosion: None
- Coal Mining In The Local Area: None

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.

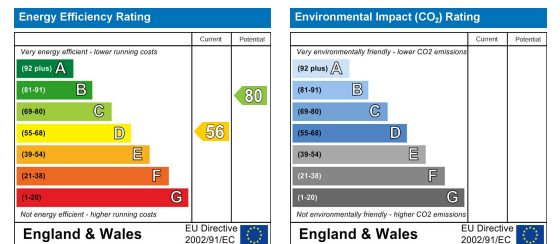
Area Map



Floor Plans



Energy Efficiency Graph



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