



307 Low Grange Avenue

Owington Farm, Billingham, TS23 3TR

Offers in excess of £200,000



Nestled In The Sought-After Owington Farm Area Of Billingham, This Charming Detached House Is A True Gem Waiting To Be Discovered. Boasting Lounge/Diner, Three Cosy Bedrooms, And A Well-Appointed Bathroom, This Property Offers The Perfect Blend Of Comfort And Style.

As You Arrive, You'll Be Greeted By A Double-Width Pattern Imprint Driveway, Adding A Touch Of Elegance To The Exterior. The Private South-Facing Rear Garden Is A Tranquil Oasis, Adorned With Beautiful Plants, Creating A Serene Space To Unwind Or Entertain Guests.

The Integral Garage Not Only Provides Convenient Parking But Also Presents An Exciting Opportunity For Conversion, Allowing You To Tailor The Space To Suit Your Lifestyle. Inside, The House Is Meticulously Maintained And Benefits From Combi Gas Central Heating, Ensuring Warmth And Comfort Throughout The Seasons.

For Those Looking For A Hassle-Free Move, The Option To Purchase This Property Fully Furnished Is A Tempting Offer Not To Be Missed.



Location:

Low Grange Avenue Can Be Accessed Via The A689, Turning Onto Marsh House Avenue And Then Onto Low Grange Avenue.

- Bewley Primary School - 2 Minute Drive, 16 Minute Walk
- Oakdene Primary School - 5 Minute Drive, 17 Minute Walk
- St Michael's Catholic Academy - 5 Minute Drive, 23 Minute Walk
- Northfield School & Sports College - 5 Minute Drive, 10 Minute Cycle
- Bede Sixth Form College - 3 Minute Drive, 17 Minute Walk
- A19 & A689 - Nearby

Distance Times As Suggested By Google Maps.

Entrance Hallway

uPVC Double Glazed Window, Access To Kitchen, Staircase To The First Floor.

Lounge

11'5" x 11'1" (3.5 x 3.4)

Feature Fireplace, uPVC Double Glazed Window, Radiator.

Dining Area

8'6" x 8'10" (2.6 x 2.7)

uPVC Double Glazed French Doors To The Rear, Radiator.

Kitchen

11'1" x 9'2" (widest point) (3.4 x 2.8 (widest point))

Fitted With A Range Of Base, Wall And Draw Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Integrated Fridge Freezer, uPVC Double Glazed Window, Radiator.

First Floor Landing

uPVC Double Glazed Window, Access To Bedrooms & Bathroom.

Bedroom One

12'1" x 8'2" (3.7 x 2.5)

uPVC Double Glazed Window, Radiator.

Bedroom Two

11'5" x 7'10" (3.5 x 2.4)

uPVC Double Glazed Window, Radiator.

Bedroom Three

8'10" x 6'2" (2.7 x 1.9)

Storage Cupboard, uPVC Double Glazed Window, Radiator.

Family Bathroom

7'6" x 6'2" (2.3 x 1.9)

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

Loft Space

Insulated.

Garage

Up & Over Door.

Energy Efficiency Rating: C

The Full Energy 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: C

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

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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.

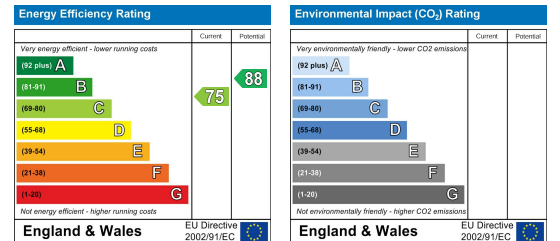
Area Map



Floor Plans



Energy Efficiency Graph



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