



15 Low Grange Avenue

, Billingham, TS23 3EH

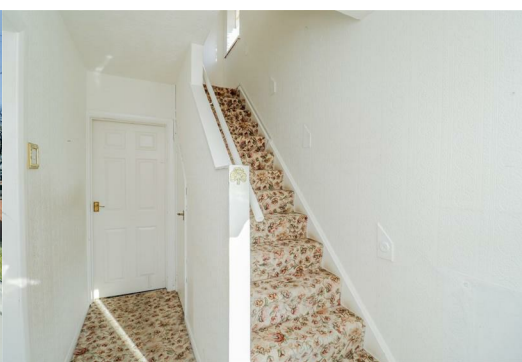
£110,000



For Sale With The Advantage Of No Onward Chain & Vacant Possession! Nestled in the charming Low Grange Avenue, Billingham, this semi-detached house is a perfect opportunity for first-time buyers eager to make their mark on a property or a perfect investment opportunity with a potential rental income of £800pcm. Boasting a cosy reception room, three inviting bedrooms, and a well-appointed bathroom, this home offers comfort and potential in equal measure.

One of the highlights of this property is the open plan kitchen and dining area, complete with elegant French doors that lead out to the rear garden. Imagine hosting gatherings with loved ones in this bright and airy space, seamlessly blending indoor and outdoor living.

For added convenience, a separate utility room and rear cloakroom provide extra space for your appliances, keeping the main living areas clutter-free and organised. The large low-maintenance rear garden, with side



Location

Low Grange Avenue Can Be Accessed View Marsh House Avenue, The Property Is Within Walking Distance To Many Local Amenities & Reputable Schools.

- Oakdene Primary School - 6 Minute Walk
- Bede Sixth Form College - 6 Minute Walk
- St Michael's Catholic Academy - 10 Minute Walk
- The Merlin - 10 Minute Walk
- Billingham Town Centre - 15 Minute Walk
- A19 - 5 Minute Drive

Distance Times Estimated Using Google Maps.

Entrance Porch

Entrance Door Leading To The Hallway.

Entrance Hallway

Entrance Hallway Leads To The Lounge, Kitchen/Diner & Staircase To First Floor.

Lounge

Feature Fireplace, uPVC Double Glazed Window, Radiator,

Kitchen/Diner

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Space For Appliances, Space For Family Dining Table & Chairs, Storage Cupboard, uPVC Double Glazed Window, French Doors To Rear, Radiator.

Utility Area

Space For Appliances, uPVC Double Glazed Door To Rear, Radiator.

First Floor Landing

Access To Bedrooms & Bathroom.

Bedroom One

uPVC Double Glazed Window, Radiator,

Bedroom Two

Storage Cupboards, uPVC Double Glazed Window, Radiator,

Bedroom Three

uPVC Double Glazed Window, Radiator,

Family Bathroom

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

Loft Space

Insulated.

Energy Efficiency Rating; C

The Full Energy Certificate Is Available On Request.

Property Information

- Tenure: Freehold
- Local Authority: Stockton Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: A
- Management Information: TBC
- Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
- Broadband Delivered To The Property: Cable & Fibre
- 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.

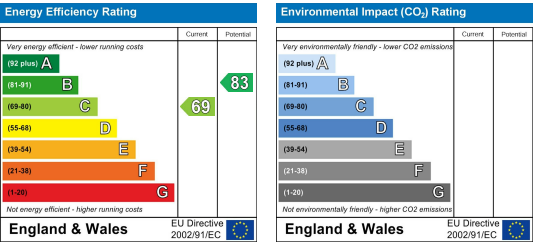
Area Map



Floor Plans



Energy Efficiency Graph



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