



**Landseer Drive, Billingham, TS23 3GF**

**welcome to**

## **Landseer Drive, Billingham**

A modern and beautifully presented 3 bedroomed, extended, detached family home. The rear garden has a patio and lawned area with raised decking where the summerhouse/bar sits. To the front is an open plan lawned front garden with raised slate flowerbeds and driveway for off street parking.

### **Entrance Hall**

Entered via UPVC double glazed door to front aspect, UPVC double glazed window to side, radiator, laminate flooring, doors leading to the lounge and reception room 2.

### **Reception Room 2**

12' 2" x 7' 1" ( 3.71m x 2.16m )

Previously the Garage, UPVC double glazed bow window to the front, radiator, storage cupboard housing Baxi boiler, laminate flooring, door leading to:-

### **Ground Floor W / C**

WC, wash hand basin, vinyl flooring.

### **Lounge**

17' 2" Max x 9' 10" Not including stair access ( 5.23m Max x 3.00m Not including stair access )

UPVC double glazed window to front, radiator, electric log effect wood burner with an attractive surround, laminate flooring, coved cornicing, stairs to first floor and double doors leading into the open plan kitchen/ dining area.

### **Kitchen/ Diner**

17' 6" Max x 16' 9" Max ( 5.33m Max x 5.11m Max )

Beautiful range of shaker style wall and base units with contrasting wood effect working surfaces and matching upstands, tiled splashback, space for American style fridge/freezer, plumbing for washing machine, space for a range style cooker with contrasting splashback and extractor fan over, stainless steel 1 1/2 bowl sink/drainers with mixer tap, plumbing for dishwasher, space for dryer, UPVC double glazed window to rear, central breakfast bar, UPVC double glazed bi-fold doors to the rear garden, space for dining table, two Velux skylight windows, spotlights to ceiling, double door storage cupboard, tiled flooring, radiator.

### **First Floor**

#### **Landing**

Stairs from Lounge, UPVC double glazed window to side aspect, loft access, radiator.

#### **Bedroom 1**

11' 7" Not including wardrobes x 9' 5" ( 3.53m Not including wardrobes x 2.87m )

UPVC double glazed window to front aspect, radiator, built in mirrored sliding wardrobes.

#### **Bedroom 2**

9' 6" x 9' 6" ( 2.90m x 2.90m )

UPVC double glazed window to rear, radiator.

#### **Bedroom 3**

8' 5" x 8' 6" ( 2.57m x 2.59m )

UPVC double glazed window to front, radiator.

#### **Family Bathroom**

Modern four piece bathroom suite, bath with shower attachment, tiled walls, wash hand basin with storage beneath, WC, walk-in single shower cubicle, tile flooring, chrome heated towel rail, clad roof, UPVC double glazed window to the rear.



## Externally

### Rear Garden

Decking area, raised slate area, lawned area, patio walkway leading to the Summerhouse, small storage shed, gated side access.

Wooden built Summerhouse - power and electric with spotlights, bar area to rear and door leading to the rear.

### Front Garden

Small lawned front garden, raised slate flowerbeds and driveway.



***view this property online*** [mannersandharrison.co.uk/Property/BIL108711](https://mannersandharrison.co.uk/Property/BIL108711)



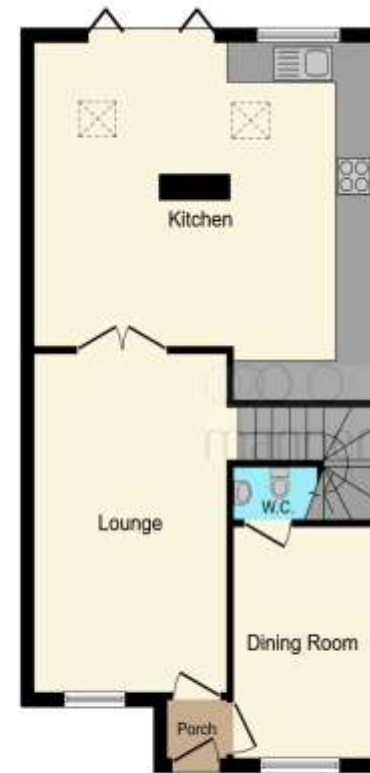
welcome to

## Landseer Drive, Billingham

- EXTENDED
- TWO RECEPTION ROOMS
- SUMMERHOUSE/BAR WITH POWER AND LIGHTS
- DRIVEWAY
- GREAT SIZE BEDROOMS

Tenure: Freehold EPC Rating: C

**£240,000**



Ground Floor



First Floor

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

**view this property online** [mannersandharrison.co.uk/Property/BIL108711](http://mannersandharrison.co.uk/Property/BIL108711)



Property Ref:  
BIL108711 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



**01642 555888**



[Billingham@mannersandharrison.co.uk](mailto:Billingham@mannersandharrison.co.uk)



2 Town Square, BILLINGHAM, Cleveland, TS23 2LY



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)