



Low Grange Avenue, Billingham, TS23 3LY

welcome to

Low Grange Avenue, Billingham

An extended, four bedroom semi-detached dormer house, offering well presented, spacious accommodation throughout, with driveway for two/three cars, and garage to the rear.

Entrance Hallway

Entered via double glazed door to front elevation, textured stone effect wall features, stairs to first floor landing, oak flooring, under stairs storage cupboard, radiator and doors leading to lounge, study room and kitchen.

Study/cloaks

8' 5" x 5' 2" (2.57m x 1.57m)

Double glazed window to side elevation and wall mounted electric fire.

Lounge

16' 4" x 10' 8" maximum into alcove (4.98m x 3.25m maximum into alcove)

Double glazed window to front elevation, two radiators, units in alcove, feature fireplace and fittings for a log burner and oak flooring.

Kitchen/ Diner

12' 7" x 12' 1" (3.84m x 3.68m)

Fitted with a range of cream wall and base units with block working surfaces, double electric oven and electric hob, inset one and half sink and drainer unit with mixer taps, plumbing for washing machine, space for fridge freezer, TV point, two radiators, wall mounted Combi boiler, double glazed window to side elevation, double glazed doors to rear elevation, laminate flooring, spotlights to ceiling and feature beams to ceiling. Door to home bar/family room

Home Bar/family Room

18' 8" maximum x 8' 8" maximum (5.69m maximum x 2.64m maximum)

Double glazed window to rear elevation, radiator, LVT flooring, shelved bar area, room for fridge and ceiling window.

First Floor Landing

Loft access and fitted shelving unit.

Bedroom One

10' 8" maximum, not including recess x 12' 3" maximum (3.25m maximum, not including recess x 3.73m maximum)

Double glazed window to rear elevation with Juliet balcony, feature beams to ceiling, laminate flooring, built in storage cupboard and fitted sliding mirrored doors.

Bedroom Two

9' 9" not including recess/entrance x 8' 10" (2.97m not including recess/entrance x 2.69m)

Double glazed window to front elevation, built in storage cupboard and radiator. Restricted head height due to dormer.

Bedroom Three

9' not including entrance x 10' 9" (2.74m not including entrance x 3.28m)

Double glazed window to front elevation, radiator and laminate flooring. Restricted head height due to dormer

Bedroom Four

10' 8" max including wardrobes & desk x 8' 8" (3.25m max including wardrobes & desk x 2.64m)

Double glazed window to rear elevation, and radiator.

Bathroom

Modern suite comprising panel walls, laminate flooring, P shaped bath with mixer taps and shower attachment, low level WC and wash hand basin with mixer taps.





Externally

Front Garden

Pebbled front garden, driveway for 2 cars and gated access to:

Rear Garden

Pleasant rear garden, easily maintained with artificial lawn, decked area and BBQ area.

Garage



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Low Grange Avenue, Billingham

- EXTENDED
- LOG BURNER
- MASTER WITH BALCONY
- GARAGE
- FOUR BEDROOMS

Tenure: Freehold EPC Rating: D

£170,000



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

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