



**Landseer Drive,Billingham TS23 3GF**



**welcome to**

## **Landseer Drive, Billingham**

Located on the popular Wolviston Grange estate, is this well proportioned, three bedroom, detached family home. Boasting parking to the front, leading to the integral garage, the internal accommodation briefly comprises of, a fitted kitchen to the front, and spacious lounge/diner across the rear!

### **Entrance Hall**

Entered via double glazed door, laminate flooring, radiator, arch to kitchen, door to lounge, personnel door into the integral garage.

### **Kitchen**

9' 9" x 7' 8" ( 2.97m x 2.34m )

Gloss wall and base units with complimentary working surfaces, matching upstands, part tiled walls, 1 1/2 stainless steel sink and mixer tap, built in electric oven and hob, stainless steel extractor over, space for American style fridge/freezer, plumbing for washing machine, double glazed window to front, laminate flooring.

### **Lounge/Diner**

20' 2" (max) x 14' 1" (max) ( 6.15m (max) x 4.29m (max) )  
Coal effect electric fire with decorative surround, laminate, stairs to first floor, space for dining table, coved cornicing, two radiators. Double glazed window to rear, double glazed patio doors into

### **Conservatory**

12' 11" (max) x 9' (max) ( 3.94m (max) x 2.74m (max) )  
UPVC construction, double glazed french doors to side into the rear garden, laminate flooring.

### **Landing**

Loft access, double glazed window to side, built in storage cupboard housing hot water tank.

### **Bedroom 1**

11' 2" x 10' 11" (not inc robes) ( 3.40m x 3.33m (not inc robes) )

Double glazed window to front, radiator, two door fitted sliding mirror door wardrobes, access to en-suite.

### **En-Suite**

Enclosed shower, low level low flush WC, wash hand basin with mixer tap, shaving point, double glazed window to side, radiator, part tiled walls, tiled floor, extractor fan.

### **Bedroom 2**

11' 2" x 8' 4" (not inc robes) ( 3.40m x 2.54m (not inc robes) )

Two door wardrobe with mirrored sliding doors, double glazed window to rear, radiator.

### **Bedroom 3**

9' 10" (max) x 8' 9" (max) ( 3.00m (max) x 2.67m (max) )  
Double glazed window to front, radiator.

### **Bathroom**

P shaped bath with central mixer tap, over head shower with glass screen, wash hand basin with mixer taps, low level low flush WC, spot lighting, extractor fan, double glazed window to rear, tiled flooring, part tiled walls.





## Externally

### Front Garden

Tarmac driveway to front, block paving, gated access leading to garage.

### Rear Garden

Enclosed, not directly overlooked, laid to lawn, patio and decking area, with a home bar and hot tub canopy.

### Garage

Power point and lighting, wall mounted boiler, up and over garage door.



***view this property online*** [mannersandharrison.co.uk/Property/BIL109022](http://mannersandharrison.co.uk/Property/BIL109022)



welcome to

## Landseer Drive, Billingham

- LOCATED IN WOLVISTON GRANGE
- CHAIN FREE
- DETACHED FAMILY HOME
- MASTER WITH EN-SUITE
- GARAGE

Tenure: Freehold EPC Rating: D

**£210,000**



This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [mannersandharrison.co.uk/Property/BIL109022](http://mannersandharrison.co.uk/Property/BIL109022)



Property Ref:  
BIL109022 - 0006

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)