



Grange Avenue, Billingham TS23 1JQ

welcome to

Grange Avenue, Billingham

This conveniently located three-bedroom semi-detached family home appeals to both first-time buyers and investors alike, Additional benefits include double glazing and gas central heating provided by a recently installed combi boiler.

Entrance Vestibule

Double glazed door to side, built in storage cupboard, laminate flooring, doors into the hallway

Entrance Hall

Laminate flooring, doors to lounge and dining room, stairs to first floor, radiator.

Lounge

13' 8" x 11' 10" max (4.17m x 3.61m max)
Double glazed window to front, electric wall mounted fire with wooden mantle, radiator, coved cornicing, door to kitchen.

Dining Room

10' 5" x 10' 7" max (3.17m x 3.23m max)
Double glazed bow window to front, radiator, laminate flooring.

Kitchen

11' x 6' (3.35m x 1.83m)
White wall and base units and contrasting working surfaces, part tiled walls, stainless steel sink with draining board and mixer tap, space for cooker, plumbing for washing machine, double glazed window to rear, vinyl flooring, coved cornicing, radiator, door to rear lobby.

Rear Lobby

Double glazed door to rear, door to storage cupboard housing fridge/freezer.

Landing

Split level staircase, built in storage cupboard housing combi boiler, double glazed window to side, loft hatch,

Bedroom 1

12' 4" max x 11' 11" max (3.76m max x 3.63m max)

Double glazed window to front, shelved built in storage cupboard, radiator.

Bedroom 2

10' 7" max x 10' 5" (3.23m max x 3.17m)
Double glazed window to front, radiator.

Bedroom 3

8' 11" max x 7' 5" (2.72m max x 2.26m)
Double glazed window to rear, coved cornicing, laminate flooring, radiator.

Bathroom

P shaped bath, over head shower, glass screen, wash hand basin and mixer tap on vanity unit, low level low flush WC, radiator, double glazed window to rear, fully tiled walls, vinyl flooring.





Externally Front Garden

Lawned garden with Privet and fenced border.
Driveway and gated access to the rear garden.

Rear Garden

Laid to a mix of lawn, concrete patio, graveled area,
high conifer and fenced borders, built in outdoor
storaget.



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welcome to

Grange Avenue, Billingham

- PERFECT FOR FIRST TIME BUYERS
- AMAZING INVESTMENT OPPORTUNITY
- DRIVEWAY
- CONCRETE PATIO AREA
- ENCLOSED FRONT GARDEN

Tenure: Freehold EPC Rating: D

£100,000



Ground Floor



First Floor

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

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BIL109108 - 0003

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