



**Mainsforth Drive, BILLINGHAM TS23 3RN**

**welcome to**

## **Mainsforth Drive, BILLINGHAM**

This beautifully presented and extended, three bedroom family home boasts exceptional curb appeal. Early viewings highly recommended to appreciate everything this property has to offer!

### **Entrance Hall**

Double glazed door and window to front, tiled flooring, stairs to first floor, built in under stairs storage cupboard, doors to lounge and kitchen. Personnel door to garage.

### **Lounge**

16' 5" (max) x 12' 1" (into alcove) ( 5.00m (max) x 3.68m (into alcove) )

Double glazed bow window to front, coved cornicing, radiator, feature inset electric fireplace, inset for TV and feature lighting.

### **Kitchen/Diner**

27' 5" (max) x 11' (max) ( 8.36m (max) x 3.35m (max) )  
Good range of cream wail and base units with complimentary working surfaces, part tiled walls, cream 1 1/2 sink and draining board with stainless steel mixer tap, built in double electric oven and microwave, five ring gas hob, integral dishwasher, plumbing for washing machine, space for fridge/freezer, fitted breakfasting table, double glazed door and window to rear, tiled flooring, radiator, open to garden room.

### **Garden Room**

10' 5" x 8' 9" (max) ( 3.17m x 2.67m (max) )

Radiator, tiled flooring, double glazed french doors to side, leading onto the garden.

### **First Floor Landing**

Double glazed window to side, loft access, fixed stairs to really useful loft space.

### **Bedroom 1**

11' 7" (max) x 12' 3" (max) ( 3.53m (max) x 3.73m (max) )

Double glazed window to front, radiator, TV point, two built in two door wardrobes.

### **Bedroom 2**

11' 7" x 10' 5" ( 3.53m x 3.17m )

Double glazed window to rear, radiator, TV point.

### **Bedroom 3**

8' 11" (max) x 6' 11" (max inc shelving) ( 2.72m (max) x 2.11m (max inc shelving) )

Double glazed window to front, radiator, fitted shelving/storage.

### **Bathroom**

Panel bath with central mixer tap, dual over head shower, low level low flush WC, wall hung wash hand basin and mixer tap, fitted storage cupboard, double glazed window to rear, chrome heated towel rail, panelled walls and ceiling, laminate flooring.

### **Loft Storage**

A fixed staircase from the landing leads to loft space, really useful, fully boarded, sky light window, radiator, lighting, power, storage in eaves.







### **Front Garden**

Double width block paved driveway, leading to garage.

### **Rear Garden**

Enclosed, laid to a mix of decking, artificial lawn, patio, mature shrubbery borders, outside tap, brick water feature, power point.

### **Garage**

Up and over door to front, power, lighting and plumbing. Wall mounted Ideal combi boiler.



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## Mainsforth Drive, BILLINGHAM

- FAMILY HOME
- THREE BEDROOMS
- GARDEN ROOM
- FRONT & REAR GARDENS
- GARAGE

Tenure: Freehold EPC Rating: Awaited

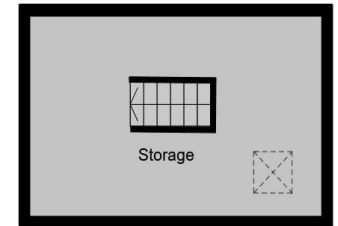
**£185,000**



Ground Floor



First Floor



Second 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](http://www.focalagent.com)

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Property Ref:  
BIL109128 - 0002

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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)