



Annan Road, BILLINGHAM, TS23 3EX

welcome to

Annan Road, BILLINGHAM

Situated just off High Grange Avenue, the property enjoys convenient access to local amenities and transport links. Early viewing is highly recommended!

Entrance Hall

Double glazed door to side, built in storage cupboard, doors to all principle rooms, radiator, loft hatch access.

Lounge

11' 7" (max into alcoves) x 16' 5" (not inc bay) (3.53m (max into alcoves) x 5.00m (not inc bay))

Double glazed bay window to front, radiator, coal effect fire and surround, marble effect inset and surround, coved cornicing.

Kitchen

10' x 9' 1" (3.05m x 2.77m)

Wall and base units with contrasting working surfaces, stainless steel sink and draining board with mixer tap, built in electric oven and gas hob, space for under counter fridge, space for breakfasting table, double glazed window to rear, double glazed door to side into garage, part tiled walls, two radiators.

Bedroom 1

12' 8" x 11' 7" (max) (3.86m x 3.53m (max))

Double glazed window to rear, coved cornicing, fitted robes and built in storage cupboard with shelving and hanging rail.

Bedroom 2

10' 9" x 9' 5" (3.28m x 2.87m)

Double glazed window to front, radiator.

Bathroom

Three piece white, "shell" design suite, comprising of a panel bath with shower over, pedestal wash hand basin, low level low flush WC, double glazed window to side, fully tiled walls, radiator.

Externally

Front Garden

Walled garden to front, low maintenance pebbles, driveway, leading to single garage, gated access to rear garden.

Rear Garden

Enclosed, well kept, laid to lawn, patio and pebbles, with fenced borders, outside tap and lighting.

Garage

Roller door to front, double glazed personnel door to side, double glazed window to rear. Wall mounted baxi combi boiler, power and lighting.





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welcome to

Annan Road, BILLINGHAM

- HIGH GRANGE AREA
- ACCESS TO LOCAL AMENITIES
- NO FORWARD CHAIN
- DRIVEWAY
- GARAGE

Tenure: Freehold EPC Rating: D

£145,000



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

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Property Ref:
BIL109193 - 0004

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