



**Allington Drive, Billingham, TS23 3UA**

**welcome to**

## **Allington Drive, Billingham**

Conveniently located on the sought-after High Grange Estate, with a variety of local shops and amenities just around the corner, this spacious three-bedroom semi-detached property is ideal for modern family living.

### **Entrance Hall**

Double glazed door to front, radiator, laminate flooring, stairs to first floor, open to kitchen.

### **Kitchen**

19' 11" (max) x 11' 3" (max) ( 6.07m (max) x 3.43m (max) )  
Installed in 2023, boasting cream wall and base units with contrasting working surfaces, stainless steel sink and draining board and mixer tap, built in electric oven and electric hob with stainless steel extractor over, plumbing for washing machine and dish washer, built in under stairs storage cupboard, built in pantry with shelving, double glazed bow window to front, double glazed window to rear, laminate flooring, space for dining table, radiator.

### **Lounge**

15' 1" x 11' 4" ( 4.60m x 3.45m )  
Wooden flooring, double glazed french doors to rear conservatory, radiator, attractive electric fire and surround, TV point, coved cornicing.

### **Conservatory**

10' 7" x 12' 4" ( 3.23m x 3.76m )  
Laminate flooring, double glazed patio doors to rear garden.

### **Landing Bedroom 1**

11' 10" x 11' 6" ( 3.61m x 3.51m )  
Double glazed window to front, built in two door wardrobe, radiator, coved cornicing.

### **Bedroom 2**

11' 9" x 8' (not inc recess) ( 3.58m x 2.44m (not inc recess) )  
Double glazed window to front, loft access, radiator.

### **Bedroom 3**

11' 7" (max) x 7' 8" (max) ( 3.53m (max) x 2.34m (max) )  
Double glazed window to rear, radiator.

### **Bathroom**

Installed in 2022, modern suite comprising of a panel bath with mixer tap, low level low flush WC, wash had basin with mixer tap on vanity unit, walk in shower, chrome heated towel rail, spotlights, tiled flooring and walls, double glazed window to rear.

### **Loft Space**

Pull down ladder, light, boarded for storage, ideal combi boiler.







### **Front Garden**

Open plan lawn to front, block paved driveway leading to garage, gated access to rear garden.

### **Rear Garden**

Enclosed, laid to lawn and decking, private to rear, not directly overlooked, outside tap.

### **Garage**

Power and lighting, roller door to front.



***view this property online*** [mannersandharrison.co.uk/Property/BIL108432](http://mannersandharrison.co.uk/Property/BIL108432)



welcome to

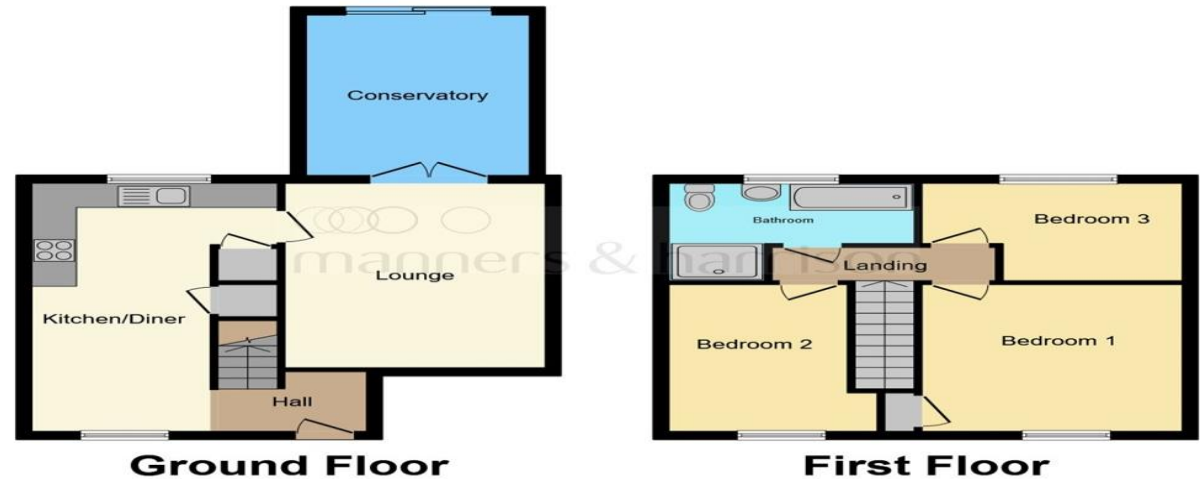
## Allington Drive, Billingham

- LOCATED IN HIGH GRANGE
- VARIETY OF LOCAL AMENITIES
- PERFECT FOR FAMILIES
- FRONT & REAR GARDENS
- GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£170,000**



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

**view this property online** [mannersandharrison.co.uk/Property/BIL108432](http://mannersandharrison.co.uk/Property/BIL108432)



Property Ref:

BIL108432 - 0003

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)