



Conifer Grove, Billingham TS23 1PG

welcome to

Conifer Grove, Billingham

This delightful, 3 bedroom, traditional, double bay fronted, semi-detached family home enjoys a superb corner plot with a lovely open aspect to the front, creating an immediate sense of space and kerb appeal.

Entrance Hall

Double glazed door to front, double glazed window to side, stairs to first floor, built in understairs storage cupboard housing Ideal combination boiler, radiator, laminate flooring, doors to lounge/diner and kitchen

Lounge / Diner

Lounge Area - double glazed bay window to front, laminate flooring, coving, radiator, open to:-

Dining Area - modern feature wall mounted fire, coving, laminate flooring, double glazed french doors to rear, radiator.

Kitchen

Wall and base units with roll edge work tops, tiled splashback and surround, stainless steel sink and drainer with mixer tap, built in electric over and gas hob, plumbing for washing machine, space for fridge freezer, vinyl flooring, double glazed window to side, double glazed door to side, radiator.

First Floor Landing

Double glazed window to side, loft access.

Bedroom 1

Double glazed bay window to front, radiator.

Bedroom 2

Double glazed window to rear, fitted wardrobes in alcoves, radiator.

Bedroom 3

Double glazed window to front, built in wardrobe, radiator.

Bathroom

Walk in shower, pedestal wash hand basin, low level WC, part tiled, part wall cladding, tiled flooring, panelled ceiling, spotlights, double glazed window to rear, radiator.

Externally

Front Garden

Walled, laid to lawn to front and side with pebbled borders, driveway and garage to side.

Rear Garden

Gates access, low maintenance, enclosed garden, laid to patio.





view this property online mannersandharrison.co.uk/Property/BIL108952



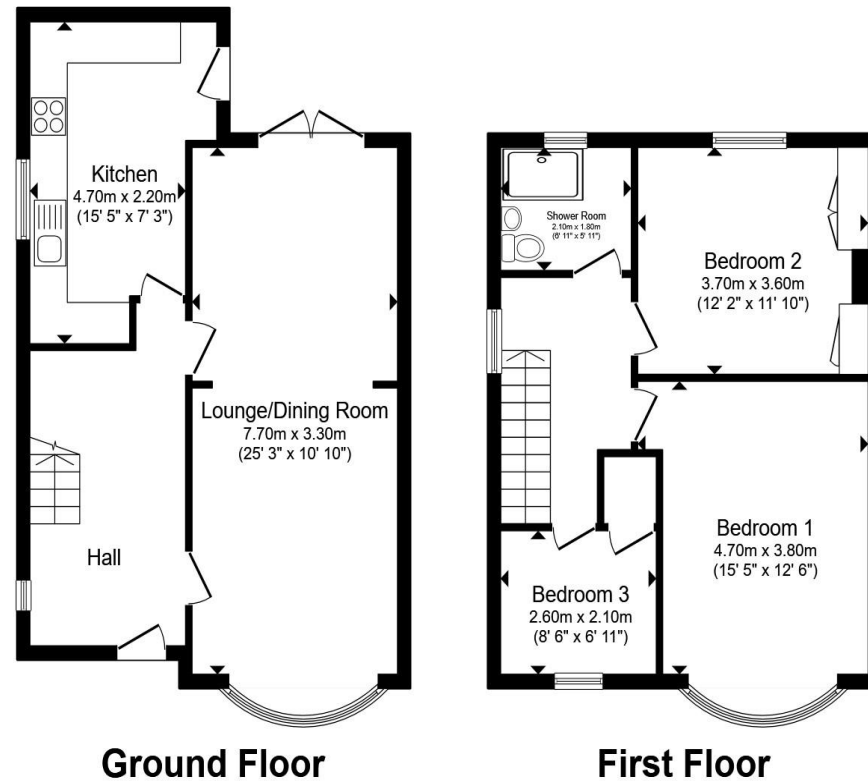
welcome to

Conifer Grove, Billingham

- GARAGE
- DRIVEWAY
- SUPERB CORNER PLOT
- WELL PRESENTED
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£170,000



Total floor area 97.5 m² (1,049 sq.ft.) approx

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.propertybox.io

manners
& harrison

view this property online mannersandharrison.co.uk/Property/BIL108952



Property Ref:
BIL108952 - 0002

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



2 Town Square, BILLINGHAM, Cleveland, TS23
2LY



mannersandharrison.co.uk