



**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 oven 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.





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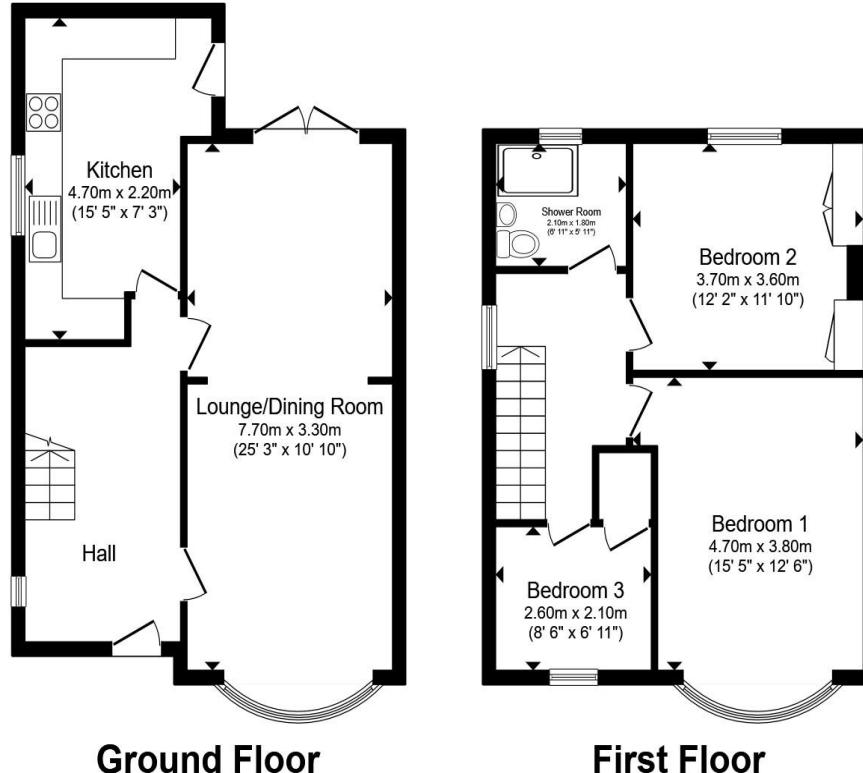
## Conifer Grove, Billingham

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

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£170,000**



Ground Floor

First Floor

Total floor area 97.5 m<sup>2</sup> (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](http://www.propertybox.io)



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Property Ref:

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