



**Allington Drive, Billingham TS23 3UA**

**welcome to**

## **Allington Drive, Billingham**

A truly delightful, extended, three bedroom family home, beautifully presented with modern fixtures, fittings and décor throughout. This is a superb family home, beautifully maintained and ready to move straight into. Early viewing is highly recommended.

### **Entrance Hall**

Double glazed door to front, feature archway, Amtico flooring, stairs to first floor, large walk in storage with fitted cupboards and radiator

### **Lounge**

Amtico flooring, display units in alcoves, TV point, modern radiator, bi-folding doors to rear to kitchen.

### **Kitchen / Diner / Snug**

L shaped, modern fitted kitchen with grey wall and base units with contrasting working surfaces and matching up stands, inset 1 1/2 bowl sink and mixer tap with grooved drainer, built in electric oven, built in microwave/oven, hot plate, integrated dish washer, integrated fridge freezer, induction hob, wall mounted boiler in wall unit, built in under stairs storage cupboard with plumbing for washing machine, 3 skylights, double glazed window to front, double glazed bi-folding doors to rear, Amtico flooring, modern radiator, spotlights.

### **First Floor Landing**

#### **Bedroom 1**

Double glazed window to front, fitted storage, hanging and shelves, built in storage cupboard, radiator.

#### **Bedroom 2**

Double glazed window to front, built in storage cupboard, radiator, LVT flooring.

#### **Bedroom 3**

Double glazed window to rear, radiator, LVT flooring.

### **Bathroom**

Bath and central mixer tap with hand held shower, feature wall inset shelving, wet room style shower, low level WC and wash hand basin on a vanity unit, fully tiled walls and flooring, spotlights, extractor, double glazed window to rear.

### **Externally**

#### **Front**

Block paved for 3/4 cars. Converted garage, offering storage to the front.

#### **Rear Garden**

Enclosed, laid to lawn and patio.





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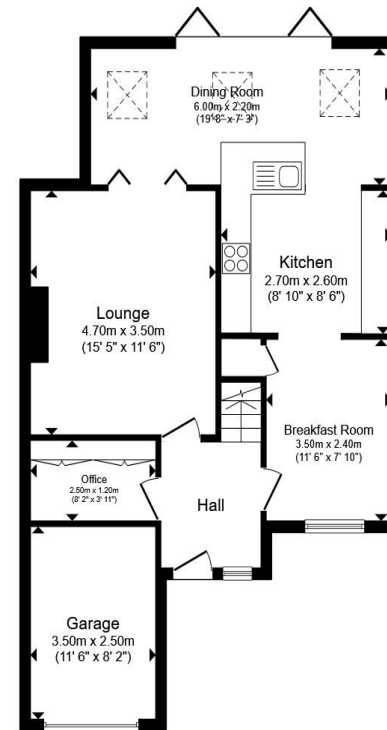
## Allington Drive, Billingham

- EXTENDED
- DRIVEWAY FOR 3/4 CARS
- BEAUTIFULLY PRESENTED
- MODERN
- READY TO MOVE STRAIGHT INTO

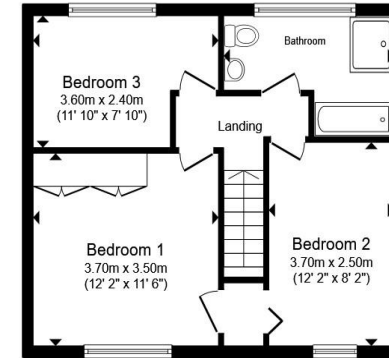
Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£220,000**



Ground Floor



First Floor

Total floor area 112.7 m<sup>2</sup> (1,213 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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