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estate agents

Cornforth Grove

Billingham

£169,950

ENERGY RATING: TBC

An excellently presented and extended two double bedroom semi-detached bungalow in this small & very quiet cul-de-sac located off Neasham Avenue. This spacious and modern bungalow comprises; entrance hall, lounge opening to garden room extension, modern kitchen with integrated appliances, two double bedrooms, contemporary shower room and fully boarded loft rooms accessed from a pull-down ladder. There is a lawned garden to the front of the property, a long block paved driveway to the side, a detached garage and an enclosed South facing garden to the rear. NO FORWARD CHAIN!! Energy Rating: C-69. Council Tax Band: B (£2,031.08).

• Extended Semi-detached Bungalow • Two Double Bedrooms • Lounge & Garden Room Extension • Kitchen with Appliances

Entrance Hall

Composite entrance door with leaded lights, meter cupboard, storage cupboard, laminate flooring, coving and two radiators.

Lounge

3.46m x 3.70m (11'4" x 12'1")

Coving, radiator, opening to:

Garden Room

2.65m x 3.40m (8'8" x 11'1")

Side & rear aspect UPVC double glazed window with French doors opening to the garden. Coving, spot lights and a radiator.

Kitchen

2.71m x 3.44m (8'10" x 11'3")

Rear aspect UPVC double glazed window, a range of base & wall units with wooden effect rolled worksurfaces & matching upstand incorporating 1½ bowl stainless steel sink & mixer tap. Electric hob with stainless steel splashback & extractor hood over, built-in oven & microwave oven, integrated fridge and freezer, and space & plumbing for washing machine. Breakfast bar, laminate flooring, coving, spot lights and a radiator.

Bedroom One

4.55m x 4.25m (14'11" x 13'11")

Front aspect UPVC double glazed window, fitted mirrored sliding wardrobes, coving, radiator and access to loft via a fold-out wooden ladder.

• Modern Shower Room • Drive, Garage & South Facing Rear • Small & Quiet Cul-de-sac • NO FORWARD CHAIN! • Energy Rating: C-69 • Council Tax Band: B (£2,031.08)

Bedroom Two

3.28m x 3.25m (10'9" x 10'8")

Front aspect UPVC double glazed window, coving and a radiator.

Shower Room

Side aspect UPVC double glazed window, walk-in double enclosure with thermostatic mixer shower, vanity unit housing washbasin and a low level WC with concealed cistern. UPVC clad walls & ceiling, spot lights, extractor fan and a radiator.

Loft Room

4.10m 3.25m (max.) (13'5" 10'7" (max.))

Side aspect UPVC double glazed window, rear aspect Velux window, and a radiator. Cloaks/WC – Wash basin & low level WC (currently disconnected) and a cupboard housing Baxi combi boiler.

Loft/Storage Room

1.32m x 3.91m (4'3" x 12'9")

Rear aspect Velux window and eaves storage.

Loft/Storage Room

1.38m x 3.92m (4'6" x 12'10")

Eaves storage.

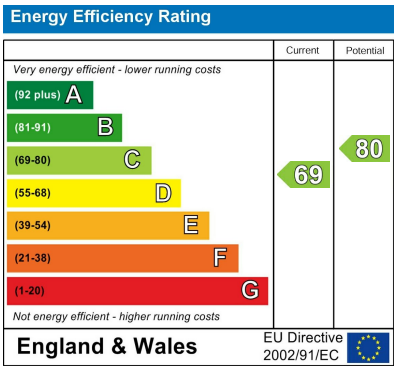
Externally

There is an open lawned garden to the front of the property with a long block paved driveway to the side, leading to a garage (5.20m x 2.66m) with up & over door, power & lighting, rear UPVC window and a side UPVC door. To the rear is an enclosed South facing garden with lawn, patio and gravelled areas.

Additional Information

Local Authority	-	Stockton-on-Tees	**Floor Area**	-	sq ft
Council Tax	-	Band B	**Tenure**	-	Freehold
Viewings	-	By Appointment Only			

Measurements are approximate. Not to scale. For illustrative purposes only.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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