

ALLINGTON DRIVE, HIGH GRANGE, BILLINGHAM, TS23 3UA



- ▲ Smart, Tastefully Presented Three Bedroom Semi Detached House
- ▲ Fantastically Presented Throughout
- ▲ Fabulous Modern Bathroom with Four Piece Suite
- ▲ Southerly Facing Rear Garden

- ▲ Stunning Kitchen/Diner with a Range of Modern Units
- ▲ Lounge & Rear Facing Conservatory
- ▲ UPVC Double Glazing & Combi Boiler
- ▲ Garage & Block Paved Driveway

£170,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



It is with a tasteful and careful eye that this semi-detached house is an ideal first home and has the advantage of a sunny southerly facing rear garden, garage and parking space on the driveway.

The spotlessly clean, nicely decorated interior comprises entrance hall, stunning kitchen/diner, rear lounge and conservatory on the ground floor. The first floor has three bedrooms and fabulous bathroom with a modern white suite.

Other notable features include UPVC double glazing and central heating with a combi boiler.

GROUND FLOOR

ENTRANCE HALL

With UPVC double glazed entrance door, tiled flooring, staircase to the first floor and radiator.

KITCHEN/DINING ROOM - 6.05m (19'10") x 3.48m (11'5") reducing to 2.3m (7'7")

Fitted with an ultra-modern shaker design wall, drawer, and floor units with complementary wood effect work surface, four ring ceramic hob with subway tiled splashback and brushed steel electric extractor fan over, integrated electric oven, plumbing for dishwasher and washing machine, stainless steel sink with mixer tap and drainer, woodgrain effect laminate flooring and LED downlights.

LOUNGE - 4.62m x 3.45m (15'2" x 11'4")

With oak flooring, radiator, living flame electric fire with marble surround and hearth and UPVC sliding door to the conservatory.

CONSERVATORY - 3.7m x 3.23m (12'2" x 10'7")

Wood effect laminate flooring and UPVC double glazed door leading out onto the garden.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk



ALLINGTON DRIVE, TS23 3UA

FIRST FLOOR

LANDING

With access to the loft.

BEDROOM ONE - 3.6m x 3.5m (11'10" x 11'6")

With radiator.

BEDROOM TWO - 3.63m x 2.95m (max) (11'11" x 9'8" (max)) (max)

With radiator.

BEDROOM THREE - 3.53m (max) x 2.34m (11'7" (max) x 7'8")

3.53m (max) x 2.34m

With radiator.

BATHROOM

Fitted with an ultra-modern four-piece suite comprising panelled bath with mixer tap, walk-in shower with glass shower screen, waterfall showerhead and shower attachment, vanity unit with wash hand basin and mixer tap, dual flush WC with hidden cistern, porcelain tiled walls and floor, chrome towel rail, mirror with light and electric extractor fan.

EXTERNALLY

GARDENS

Front garden mainly laid to lawn. Block paved side access leading to the south facing rear garden with large timber decked area, lawn, flagstone path and mature sleeper borders.

GARAGE

Block paved driveway leading to the integrated garage with up and over door and power supply.

AGENTS REF: - MH/LS/BIL230423/29012026

Council Tax Band: B **Tenure:** Freehold

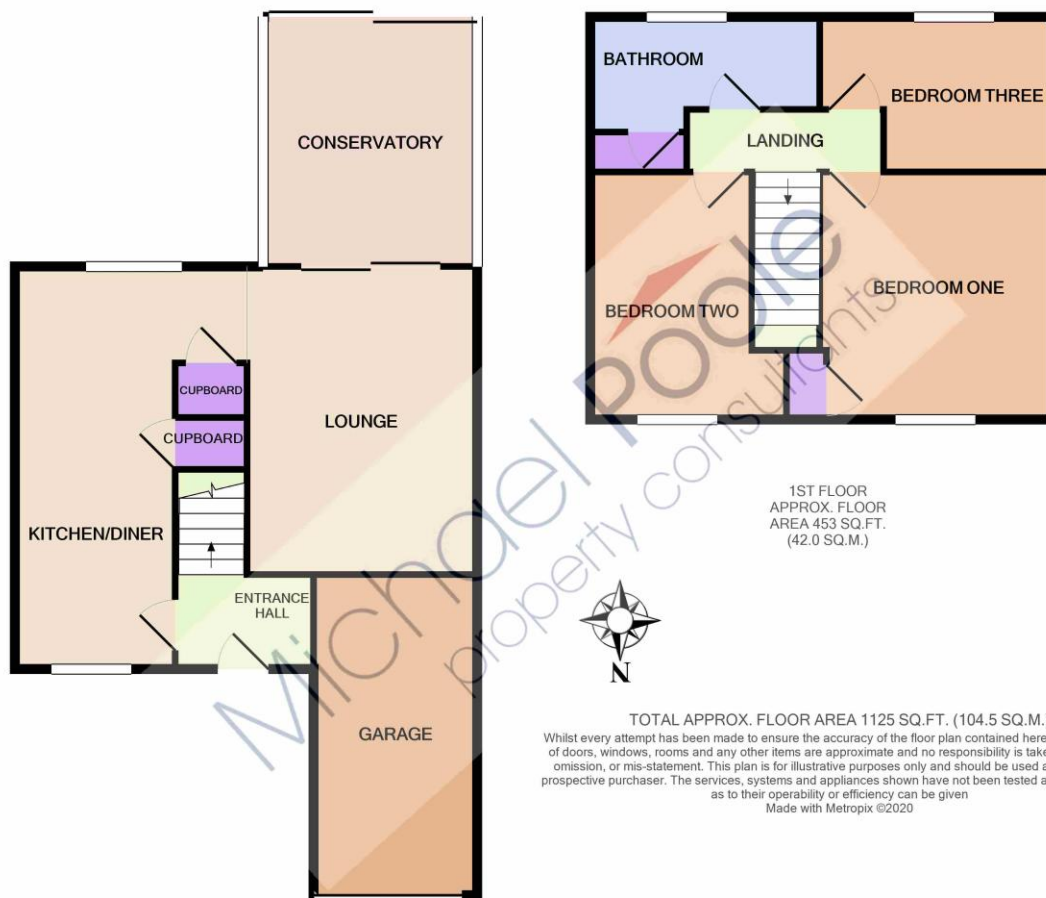
TO VIEW: Contact our Billingham office on

Tel: **01642 955140**



ALLINGTON DRIVE, TS23 3UA





GROUND FLOOR
APPROX. FLOOR
AREA 673 SQ.FT.
(62.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1125 SQ.FT. (104.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Billingham Office on Tel: **01642 955140**
10 Town Square, Billingham, TS23 2LY