



Low Grange Avenue, Billingham - TS23 3NE



In Excess of £150,000



Low Grange Avenue

Billingham

This well presented and extended three bedroom semi detached home offers an excellent opportunity for buyers seeking a spacious property with plenty of potential, available with no onward chain. The accommodation is thoughtfully arranged, beginning with a welcoming entrance hall that leads into a bright and comfortable lounge, ideal for relaxing or entertaining guests. Adjacent to the lounge is a separate dining room, providing a dedicated space for family meals or formal occasions. The kitchen is well appointed, offering ample storage and work surfaces, and flows seamlessly into the versatile garden room, which could be used as an additional sitting area, playroom or home office depending on your requirements. Upstairs, the landing gives access to three well proportioned bedrooms, each offering comfortable accommodation for family members or guests. The modern shower room is stylishly finished, featuring contemporary fittings and a practical layout. The property benefits from UPVC double glazing and gas central heating. Externally, there is a driveway providing off road parking for multiple vehicles, adding convenience for busy households. The front and rear gardens are both well maintained. Situated in a popular area, this home is within easy reach of local amenities, reputable schools and excellent transport links, making it ideal for families or those looking to downsize without compromising on space. With its combination of well proportioned rooms and scope for further improvement, this property represents a fantastic opportunity for buyers wishing to put their own stamp on a quality home.

Council Tax band: B | Tenure: Freehold | EPC Energy Efficiency Rating:



Entrance Hall

Lounge

13' 9" x 13' 7" (4.18m x 4.15m)

Dining Room

10' 8" x 8' 11" (3.25m x 2.73m)

Kitchen

10' 4" x 7' 6" (3.16m x 2.28m)

Garden Room

15' 9" x 6' 5" (4.80m x 1.96m)

Landing

Bathroom

6' 1" x 6' 1" (1.86m x 1.86m)

Bedroom 1

12' 11" x 10' 0" (3.94m x 3.04m)

Bedroom 2

10' 8" x 10' 2" (3.24m x 3.11m)

Bedroom 3

10' 0" x 6' 6" (3.04m x 1.97m)





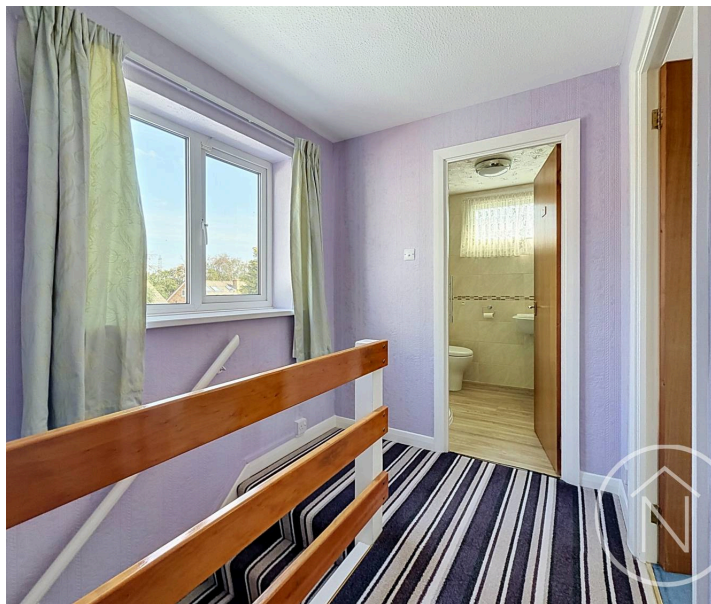
GARDEN

DRIVEWAY

2 Parking Spaces

CAR PORT

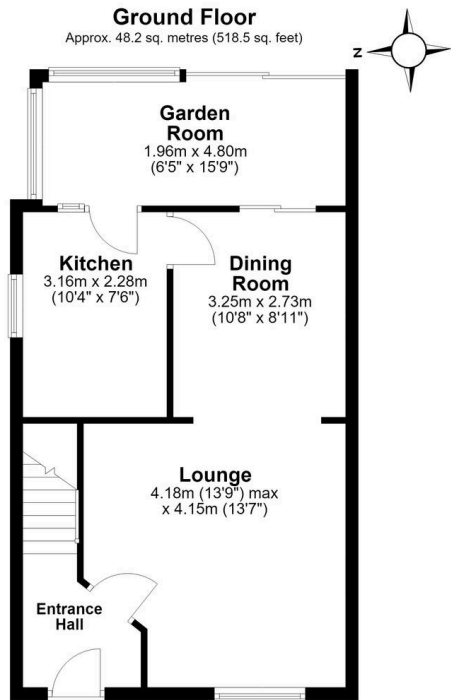
OFF STREET





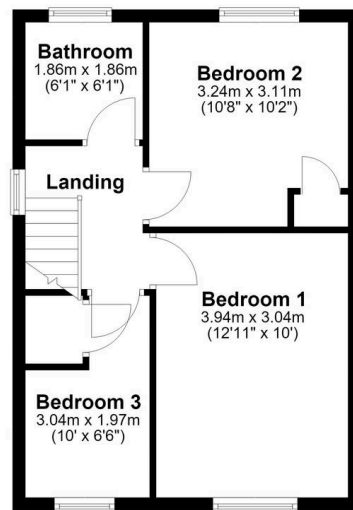
Ground Floor

Approx. 48.2 sq. metres (518.5 sq. feet)



First Floor

Approx. 37.4 sq. metres (403.0 sq. feet)



Total area: approx. 85.6 sq. metres (921.4 sq. feet)



Northgate - Teesside

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While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf. It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.