



Lafford Drive, Billingham
£205,000



- Detached Bungalow
- Three Bedrooms
- NO ONWARD CHAIN
- Opportunity for Modernisation
- Cul-De-Sac Location
- Sun Room to Private Rear Garden
- Current Council Tax Band: C
- EPC Rating TBC



Offered for sale with no onward chain, this spacious three-bedroom detached bungalow presents a fantastic opportunity for buyers looking to modernise and personalise a property to their own taste. The generous internal layout includes an entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom, separate WC, and a bright sun room overlooking the private rear garden. Externally, the bungalow benefits from ample off-road parking to the front, a single garage, and a well-sized rear garden offering excellent privacy.

Entrance Hall

With part glazed Entrance door, two storage cupboards and radiator.

Lounge

5.99m x 3.6m (19'8" x 11'10")

With electric fire place, TV and BT point, windows to front and side aspects.

Dining Room

2.61m x 2.83m (8'7" x 9'4")

With window to front aspect and radiator.

Kitchen

3.17m x 2.83m (10'5" x 9'4")

A range of base and eye level units with work surface over, sink with drainer, space for electric freestanding oven, space and plumbing for washing machine, part glazed door and window to side aspect, radiator.



Bedroom One

3.76m x 3.57m (12'4" x 11'8")

With window to rear aspect and radiator.

Bedroom Two

2.93m x 2.88m (9'7" x 9'5")

With access to loft space, window to rear aspect and radiator.

Bedroom Three

3.74m x 2.42m (12'4" x 7'11")

With double doors to Sun Room and radiator.

Sun Room

An extension from Bedroom Three, with windows and patio door to rear garden.

Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, radiator, window to side aspect and extractor fan.

WC

With low level wc, hand wash basin, window to front aspect and radiator.

Garage

6m x 2.47m (19'8" x 8'1")

With up and over garage door, window to rear aspect, oil boiler, electric and lighting.

Outside

The front of the property offers ample parking on the block paved driveway, with both sides providing access to rear garden.

The rear garden offers a generous sized patio area, further laid to lawn, with gravel storage area to side, green house, outside tap and timber fence surround.



Agents Note

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Floorplan

GROUND FLOOR
1118 sq.ft. (103.9 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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