



32 Grosvenor Road, Billingham
£180,000





32 Grosvenor Road

Billingham

On the face of it this seems to be just like every other semi-detached house on Grosvenor Road but there is plenty out of the ordinary to mention here! Merits a few moments of your time for a viewing!

- A Fabulous Bay Fronted Semi Detached House
- Superbly Presented & Modernised
- Really Smart, Well Equipped Modern Kitchen
- 20ft Garage & Hardstanding to the Front
- Lounge & Separate Rear Sitting/Dining Room
- UPVC Double Glazing
- Central Heating with Combi Boiler

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Take a minute and look at what we have found for you here!!

This traditional bay fronted semi-detached house is fantastically presented throughout with a ready to move in condition and is handily placed for shops, well regarded Wolviston Court schools and a multitude of other really useful facilities.

It has some lovely features that are sure to entice including a 20ft garage, UPVC double glazing, central heating with a combi boiler, two reception rooms and a modern kitchen.

The nicely presented interior comprises entrance hall, front lounge, rear sitting/dining room and a kitchen with a range of modern units.

On the first floor there are three bedrooms and modern bathroom.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR

Entrance Hall

Composite door with glass inlay, staircase to the first floor and radiator.

Lounge

13' 2" x 13' 0" (4.01m x 3.96m)

With bay window, LED down lights, radiator and feature cast iron fireplace.

Rear Sitting Room/Dining Room

16' 5" x 11' 11" (5.00m x 3.63m)

(max) With radiator, under stairs storage cupboard, LED downlights and inglenook fireplace with oak beam over.

Kitchen

11' 9" x 7' 6" (3.58m x 2.29m)

Fitted with a range of modern shaker design wall, drawer, and floor units with complementary work surface, four ring gas hob with tiled splashback and brushed steel electric extractor fan over, plumbing for washing machine, space for fridge freezer, stainless steel sink with mixer tap and drainer, woodgrain effect laminate flooring, LED downlights and UPVC double glazed door to the rear garden.

FIRST FLOOR

Landing

With access to the loft.

Bedroom One

13' 2" x 10' 3" (4.01m x 3.12m)

With radiator and bay window.

Bedroom Two

11' 11" x 10' 3" (3.63m x 3.12m)

With radiator and built-in fitted wardrobe housing the boiler.



Bedroom Three

8' 0" x 6' 2" (2.44m x 1.88m)

With radiator.

Bathroom

Fitted with a white modern three-piece suite comprising tiled panelled bath with shower over and glass shower screen, wash hand basin with mixer tap and dual flush WC. Towel rail, fully tiled walls and mosaic tiled floor.

EXTERNALLY

Parking

To the front there is a concrete hardstanding leading to the garage.

Garage

With roller door, power supply, light and access to the rear garden.

Rear Garden

With Indian flagstone patio area, lawn, raised timber decked area and mature bush and flower borders.

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF:

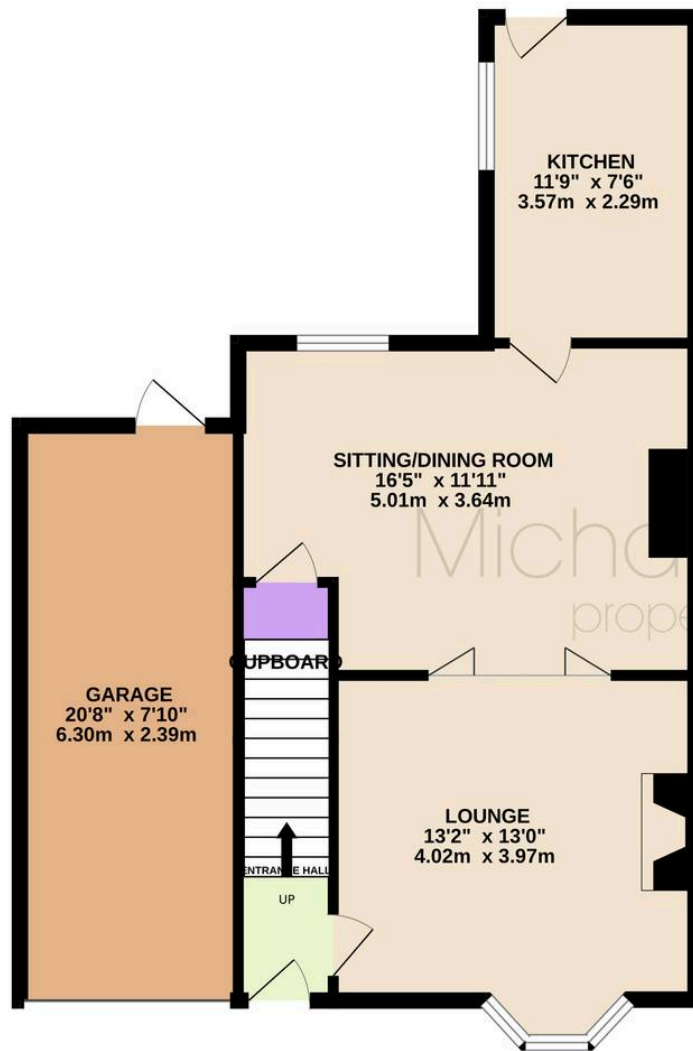
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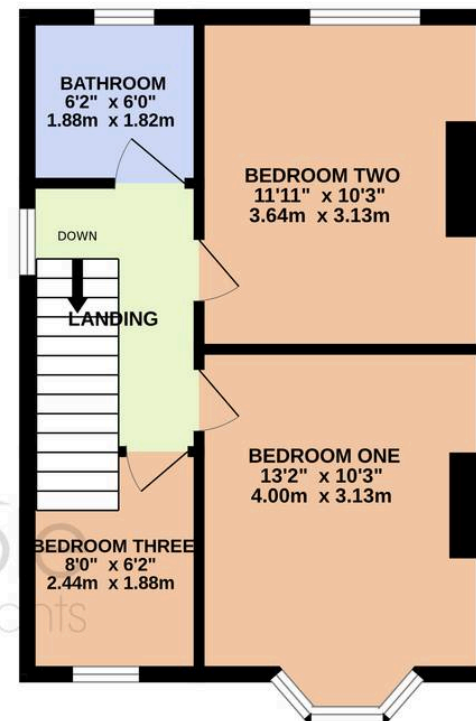




GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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