



8 Frosterley Grove, Billingham

Offers Over **£149,950**





8 Frosterley Grove

Billingham

Set in a Cul-De-Sac Position, This Well Presented Two Bedroom Semi Detached Bungalow with a SOUTH Facing Rear Garden is Offered to the Market with a CHAIN FREE Sale.

- Offered to the Market with a CHAIN FREE Sale
- Two Bedroom Semi Detached Bungalow
- In Ready to Move in Condition
- Southerly Facing Rear Garden
- 19ft Detached Garage
- 17ft Lounge & Breakfast Kitchen with a Range of Shaker Design Units
- Bathroom with Modern Three Piece Suite
- Cul-De-Sac Position

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Set in a small cul-de-sac, this well-presented two bedroom semi-detached bungalow is in ready to move in condition and features a CHAIN FREE sale, SOUTHERLY facing rear garden and a 19ft detached garage.

The property comprises entrance hall, two double bedrooms, 17ft lounge with French doors into the garden, breakfast kitchen with a range of modern Shaker design units and bathroom with modern three-piece suite.

Outside there is a landscaped front garden, off street parking on the driveway and low maintenance south facing rear garden backing onto bungalows.

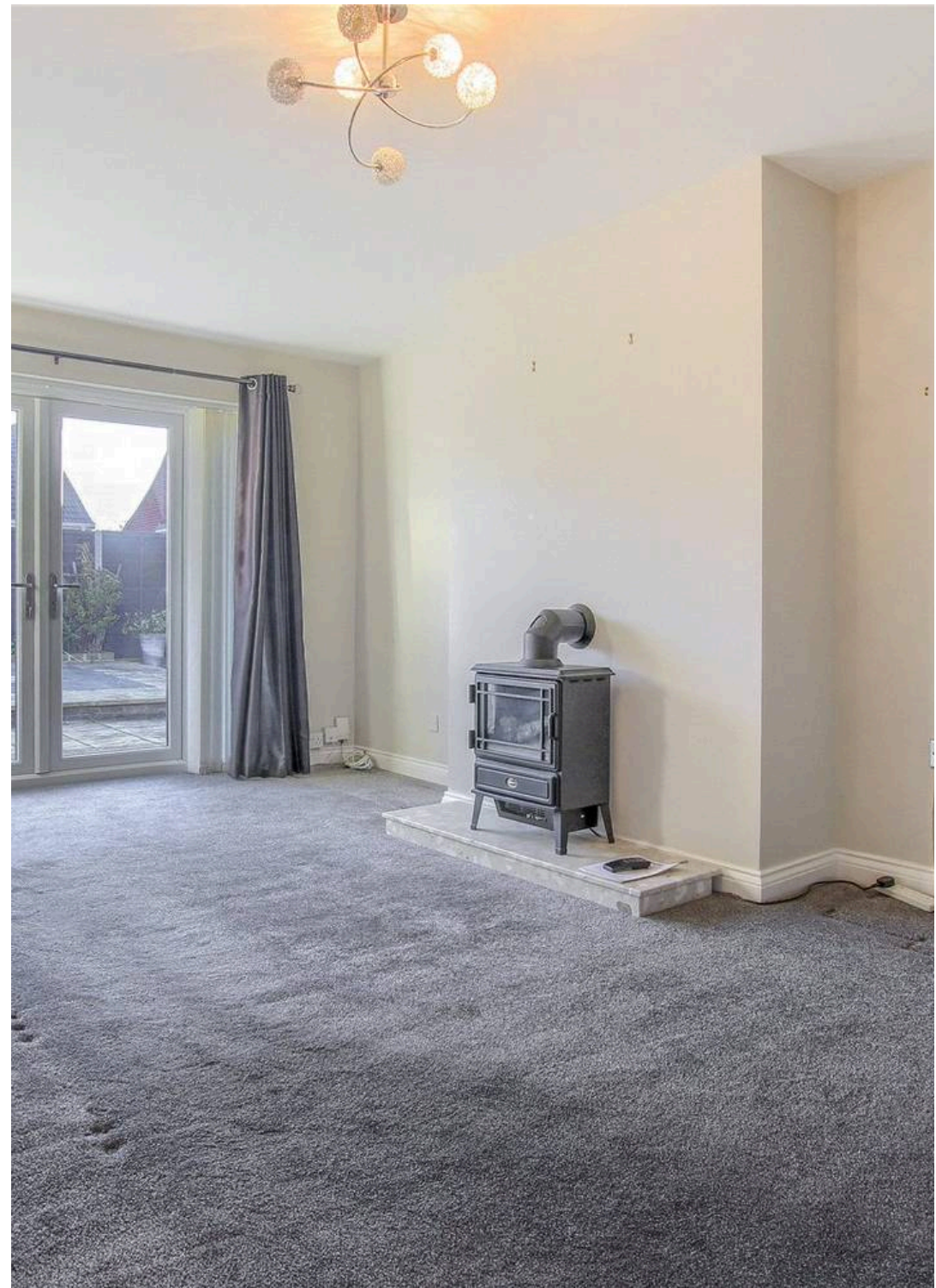
Other features include gas central heating with Baxi combi boiler and UPVC double glazing.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





GROUND FLOOR

Entrance Hall

Lounge 5.36m x 3.5m.

Breakfast Kitchen 4.32m into recess x 2.72m.

Bedroom One 3.63m x 3.5m.

Bedroom Two 2.77m x 2.72m.

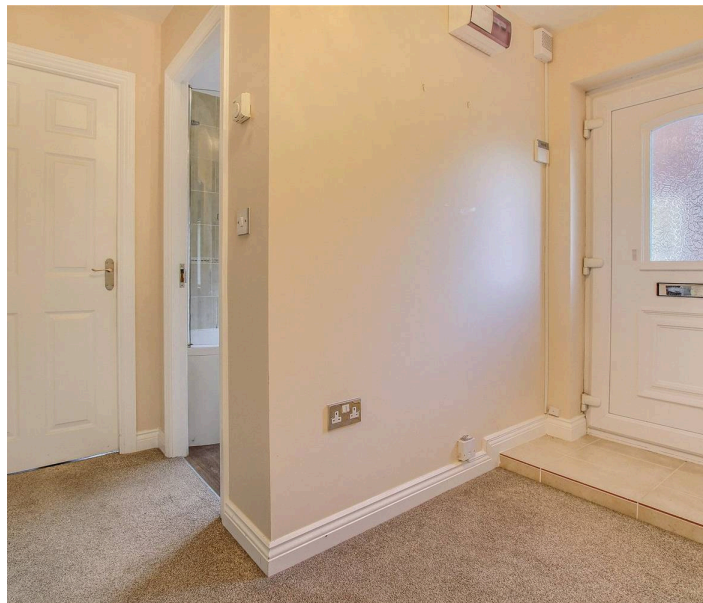
Bathroom

EXTERNALLY

Gardens & Parking

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.

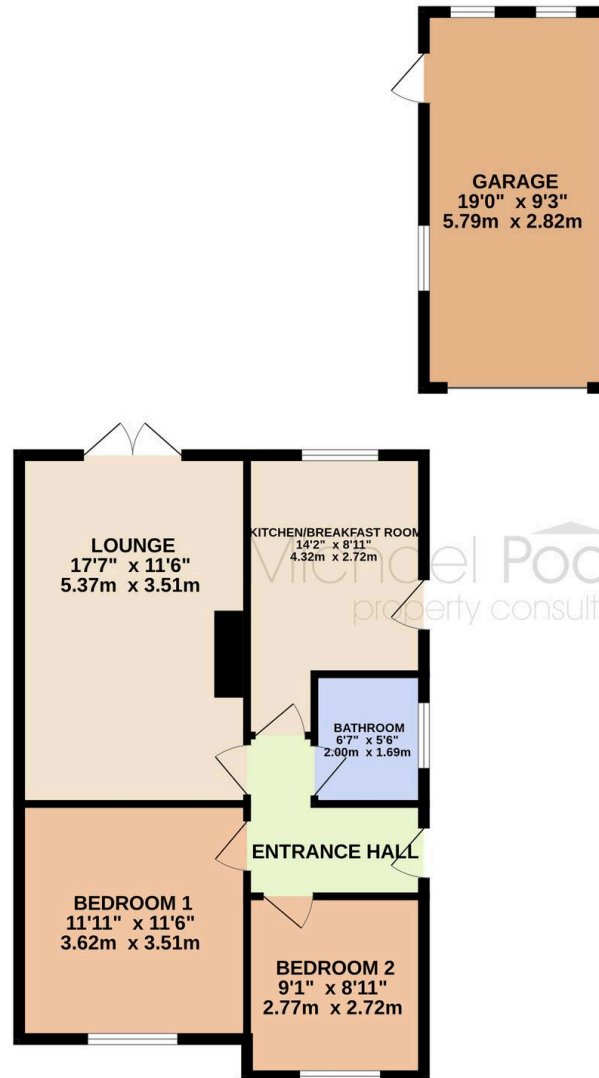




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 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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