

# Harper & Co

Estate Agents Ltd

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## Bonington Crescent

High Grange, Billingham, TS23 3WJ

Immaculately Presented Family Home | Four Bedrooms | Sought After Billingham Location

Situated Within A Highly Sought After Residential Area Of Billingham, This Immaculately Presented Four Bedroom Family Home Offers Spacious And Versatile Accommodation Extending To Approximately 1,564 Sq Ft, Perfect For Growing Families Looking For A Property Ready To Move Straight Into.

**£350,000**

# Bonington Crescent

High Grange, Billingham, TS23 3WJ



- Immaculately Presented Four Bedroom Family Home
- Kitchen With Separate Utility Room And Ground Floor WC
- South Facing Rear Garden With Lawn And Patio Seating Areas
- Beautifully Maintained Throughout And Ready To Move Into
- Approximately 1,564 Sq Ft Of Spacious Accommodation
- Four Well Appointed Bedrooms Including Principal En Suite
- Driveway Providing Off Road Parking Plus Integral Garage
- Four Reception Areas Including Lounge, Dining Room And Study
- Modern Family Bathroom Serving The Remaining Bedrooms
- Sought After Location Close To Schools, Amenities And Transport Links

## Full Description

## Location

## Note

## Disclaimer

## Money Laundering Notice

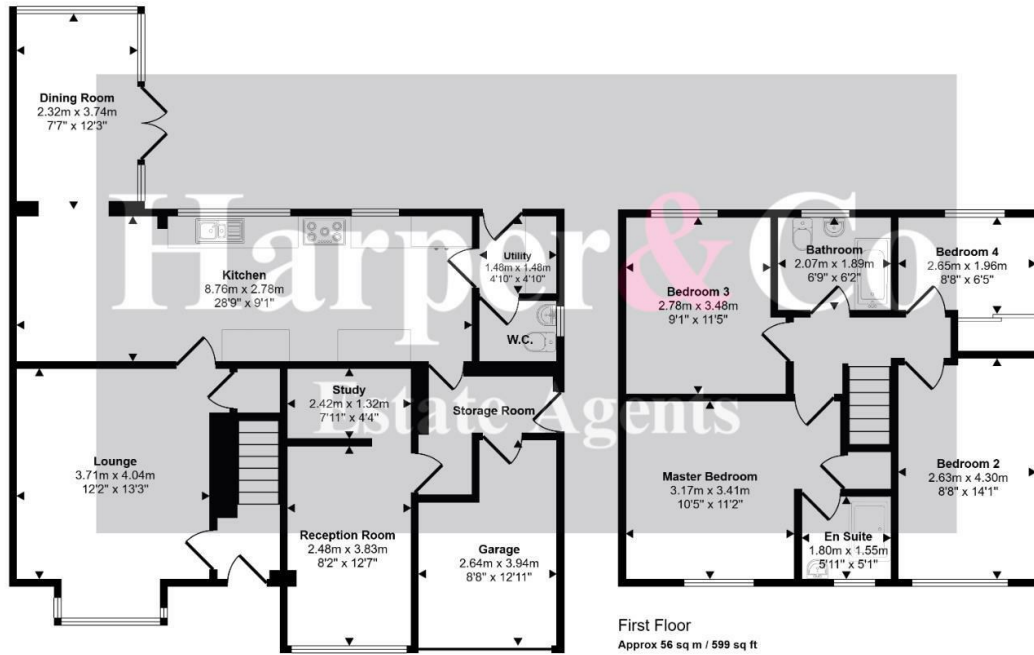


## Directions



# Floor Plan

Approx Gross Internal Area  
145 sq m / 1564 sq ft



**Ground Floor**  
Approx 90 sq m / 965 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	