



De La Mare Drive, Billingham TS23 3YT

welcome to

De La Mare Drive, Billingham

Tucked away in a pleasant cul-de-sac location, this deceptively spacious, 3 bedroom. detached family home is beautifully presented with modern fixtures and fittings and a neutral, contemporary finish throughout.

Entrance Vestibule

Accessed via double glazed door with window to side, laminate flooring, door into garage and lounge.

Lounge/Diner

double glazed window to front. Laminate flooring, door to inner hallway, double glazed patio door into conservatory, spotlights, radiator.

Inner Hallway

Stairs to first floor, door to kitchen, radiator.

Kitchen

White gloss wall and base units and roll edge worktops, part tiled walls, built in electric oven and gas hob with stainless steel extractor over, stainless steel sink drainer with mixer tap, space for dishwasher, plumbing for washing machine, space for fridge freezer, spotlights, double glazed window to rear, double glazed door to side, radiator.

Conservatory

Built on a dwarf wall, double glazed french doors to side leading to garden, ceiling light, laminate flooring.

First Floor Landing

Double glazed window to side, built in storage cupboard, loft access.

Bedroom 1

Double glazed window to rear, spotlights, radiator.

Bedroom 2

Double glazed window to front, spotlights, radiator.

Bedroom 3

Double glazed window to front, floorboard flooring, spotlights, radiator.

Bathroom

Double glazed window to rear, panel bath and central mixer tap, wall hung wash hand basin and mixer tap, low level WC, enclosed shower cubicle, spotlights, part tiled walls, wall mounted TV, tiled flooring, chrome heated towel rail.

Externally

Front Garden

Open plan lawn with double width block paved driveway leading to garage, gated access to rear garden.

Integral Single Garage

Up and over door, power and lighting

Rear Garden

Enclosed, mainly laid to lawn with patio and lean to shed to the side, giving ample storage.





view this property online mannersandharrison.co.uk/Property/BIL107892



welcome to

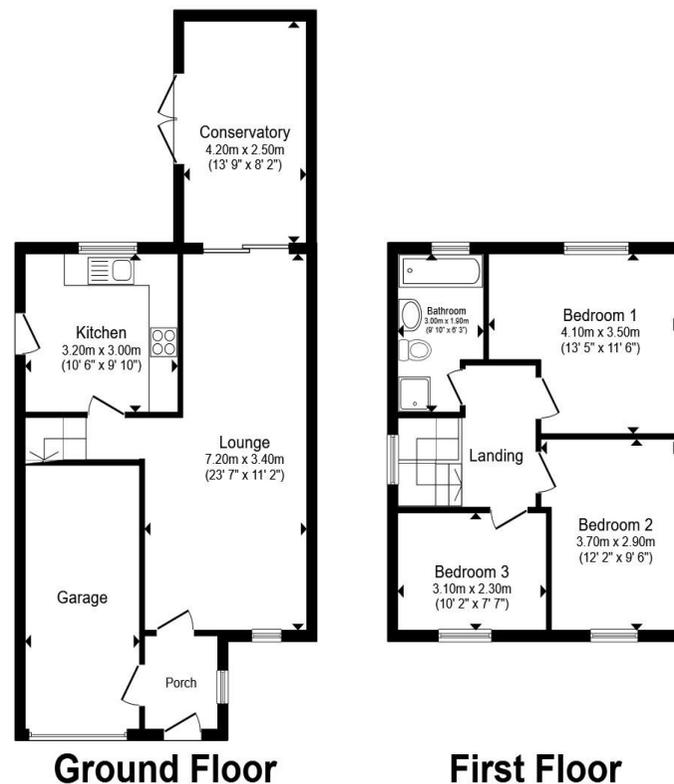
De La Mare Drive, Billingham

- THREE BEDROOM DETACHED
- FRONT & REAR GARDENS
- CONSERVATORY
- DRIVEWAY & GARAGE
- CUL-DE-SAC LOCATION

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£220,000



Total floor area 103.0 m² (1,108 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online mannersandharrison.co.uk/Property/BIL107892



Property Ref:
BIL107892 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


manners & harrison



01642 555888



Billingham@mannersandharrison.co.uk



2 Town Square, BILLINGHAM, Cleveland, TS23 2LY



mannersandharrison.co.uk