

DE LA MARE DRIVE, OWINGTON FARM, BILLINGHAM, TS23 3YT



- ▲ A Well Presented Modern Style Three Bedroom Detached House
- ▲ Superbly Presented, Comfortable & Ready to Move In
- ▲ Open Plan Kitchen/Diner with Modern Design Units
- ▲ Modern Bathroom Suite

- ▲ Off Street Parking & Generous Rear Garden
- ▲ UPVC Double Glazing & Baxi Combi Boiler

£205,000

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Just move straight in and enjoy this really comfortable, very well presented modern style detached house.

It has some lovely features including an attractive generous rear garden with patio and lawn, driveway, UPVC double glazing and central heating with combi boiler.

Comprising briefly entrance hall, lounge with flame effect fire and open plan kitchen/diner with modern design units. The first floor has three bedrooms and bathroom with a modern suite.

Tenure - Freehold

Council Tax Band C

GROUND FLOOR

ENTRANCE HALL - With UPVC entrance door, stairs to the first floor and radiator.

LOUNGE - 5.46m x 3.33m (17'11" x 10'11")

A double aspect room with living flame fire with feature surround, two radiators and French doors opening to the rear garden.

KITCHEN DINER - 5.46m x 3.15m (17'11" x 10'4")

Fitted with a range of pine effect design wall and floor units with complementary marble effect work surface and a stainless-steel sink unit with mixer tap over and drainer. Space for a slot in cooker and tiled splash back. Slate tile effect vinyl tiled floor, radiator, plumbing for washing machine and dryer and wall mounted Baxi combi boiler. Space for dining room table and UPVC double glazed door opening to the garden.

FIRST FLOOR

LANDING - Access to the loft and built-in storage cupboard.

BEDROOM ONE - 3.63m x 2.82m (11'11" x 9'3")

With radiator and built-in wardrobes with sliding doors.

BEDROOM TWO - 3.33m x 2.6m (10'11" x 8'6")

With radiator.

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BEDROOM THREE - 3m x 2.16m (9'10" x 7'1")

With radiator and cupboard over stairs.

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BATHROOM - 2.29m x 1.68m (7'6" x 5'6")

Fitted with a three-piece suite comprising panelled bath, glass screen and electric shower, wash hand basin unit and WC. Part tiled walls, vinyl floor and radiator.

EXTERNALLY

GARDENS & PARKING - The front garden is mainly laid to lawn with block paved pathway leading to the front door and side concrete driveway with gate access. To the rear there is a couple of flagstone patio area, lawn, outside water tap and large timber shed.

TENURE - FREEHOLD

COUNCIL TAX BAND C

AGENTS REF: - MH/LS/BIL260147/21052026

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Billingham office on



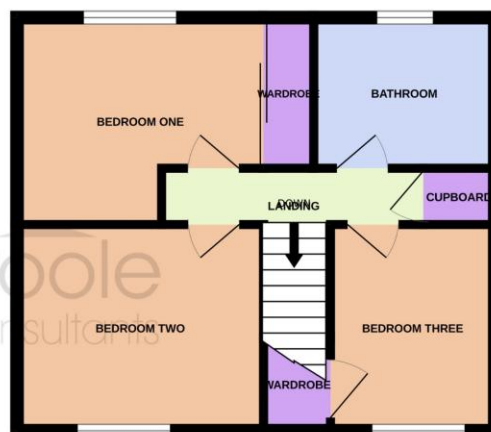
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GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.

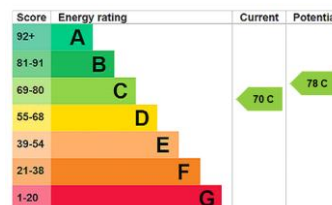


1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.9 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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