

FROSTERLEY GROVE, BILLINGHAM, TS23 3PS



- ▲ Offered to the Market with a CHAIN FREE Sale
- ▲ Two Bedroom Semi Detached Bungalow
- ▲ In Ready to Move in Condition
- ▲ Southerly Facing Rear Garden

- ▲ 19 FT Detached Garage
- ▲ 17ft Lounge & Breakfast Kitchen with a Range of Shaker Design Units
- ▲ Bathroom with Modern Three Piece Suite
- ▲ Cul-De-Sac Position

£160,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



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.

GROUND FLOOR

ENTRANCE HALL

Composite entrance door with glass inlay to a spacious entrance hall with access to the loft via a dropdown ladder.

LOUNGE - 5.36m x 3.5m (17'7" x 11'6")

Fitted with an imitation electric log burner, radiator and UPVC French doors open to the rear southerly facing garden.

BREAKFAST KITCHEN - 4.32m (14'2") into recess x 2.72m (8'11")

Fitted with a range of shaker design wall, drawer, and floor units with complementary work surface, four ring electric hob with tiled splashback and brushed steel electric extractor fan over with glass inlay, integrated electric oven, stainless steel sink with mixer tap and drainer, plumbing for washing machine, breakfast bar area, wall mounted Baxi combination boiler, radiator and tile effect vinyl flooring.

BEDROOM ONE - 3.63m x 3.5m (11'11" x 11'6")

With radiator.

BEDROOM TWO - 2.77m x 2.72m (9'1" x 8'11")

With radiator.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk



FROSTERLEY GROVE, TS23 3PS

BATHROOM

Fitted with a modern three-piece suite comprising P' shaped bath with shower over and glass shower screen, wash hand basin with mixer tap, dual flush WC, fully tiled walls, woodgrain effect laminate flooring and radiator.

EXTERNALLY

GARDENS & PARKING

To the front there is a landscaped garden with gravelled and flagstone patio area and a boundary wall. A large tandem concrete driveway for a number of cars leads to a detached garage. Side gated access leads to the low maintenance rear garden with large flagstone patio area and mature flower borders.

GARAGE - 5.8m x 2.82m (19' x 9'3")

With up and over door, power supply and light.

AGENTS REF: - MH/LS/BIL250432/29102025

Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**



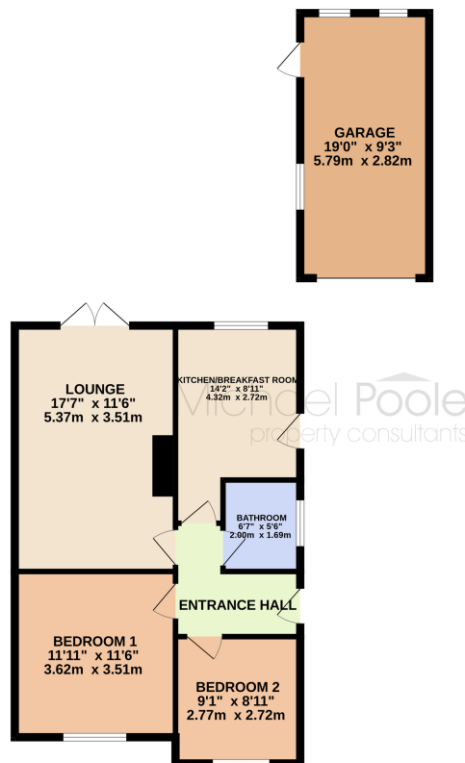
FROSTERLEY GROVE, TS23 3PS

A photograph of the Michael Poole property consultants storefront at night. The storefront is illuminated by blue neon lights. The sign above the entrance reads "Michael Poole property consultants". The windows display various property listings and information.

Do you have a property you
need to sell
before you can buy?

Michael Poole offers **FREE, no obligation**
market appraisals and gives you guidance
on the **BEST PRICE** you can expect in the
current market

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.
Made with Mapbox ©2020



The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Billingham Office on Tel: **01642 955140**
10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions