

# ANNAN ROAD, HIGH GRANGE, BILLINGHAM, TS23 3EX



- ▲ Cul-De-Sac Position
- ▲ Good Size Two Bedroom Semi Detached Bungalow
- ▲ Modern Fitted Kitchen
- ▲ Modern Fitted Shower Room
- ▲ UPVC Double Glazing
- ▲ Good Size Garage
- ▲ Pleasant Private South Facing Rear Gardens
- ▲ No Onward Chain

**£165,000**

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Situated in a popular location on High Grange and offered to the market with a chain free sale, this two double bedroom semi-detached bungalow features a south facing garden, detached garage and loft room accessed by a dropdown ladder.

The bungalow comprises porch, two double bedrooms, lounge/diner, modern fitted kitchen, modern shower room and pull down ladder to loft. There is a private south facing rear garden, side drive, car port and garage.

Other features include UPVC double glazed windows and electric storage heaters.

**GROUND FLOOR**

**ENTRANCE PORCH**

With UPVC double glazed entrance door.

**ENTRANCE HALL**

Wood entrance door with glass inlay, storage cupboard and storage heater.

**BEDROOM ONE - 3.58m x 3m (11'9" x 9'10")**

**LOUNGE - 4.11m x 3.84m (13'6" x 12'7")**

With storage heater.

**DINING AREA - 3.18m x 2.84m (10'5" x 9'4")**

With storage heater and wooden door with glass inlay to the conservatory.

**CONSERVATORY - 4m x 2.36m (13'1" x 7'9")**

A useful addition to the property adding some extra living space overlooking the south facing garden and featuring woodgrain effect laminate flooring and UPVC door to the garden.

**BEDROOM TWO - 3.1m x 2.84m (10'2" x 9'4")**

With storage heater.

**KITCHEN - 3.18m x 2.67m (10'5" x 8'9")**

Fitted with a range of modern shaker design wall, drawer, and floor units with complementary marble effect work surface, stainless steel sink with mixer tap and drainer, slot in cooker, plumbing for washing machine, space for fridge freezer, tile effect vinyl tiled flooring.

**TO VIEW:** Tel: 01642 955140

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**SHOWER ROOM** - Fitted with a modern three-piece suite comprising double walk-in shower with glass shower screen and shower over, wash hand basin with mixer tap, WC, fully tiled walls and floor and storage cupboard.

**AGENTS REF:** - MH/LS/BIL230196/12052023

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

## FIRST FLOOR

**LOFT ROOM - 4.37m x 2.95m (max) (14'4" x 9'8" (max))**

A dormer style extension with storage cupboard.

**TO VIEW:** Contact our Billingham office on

Tel: **01642 955140**

## EXTERNALLY

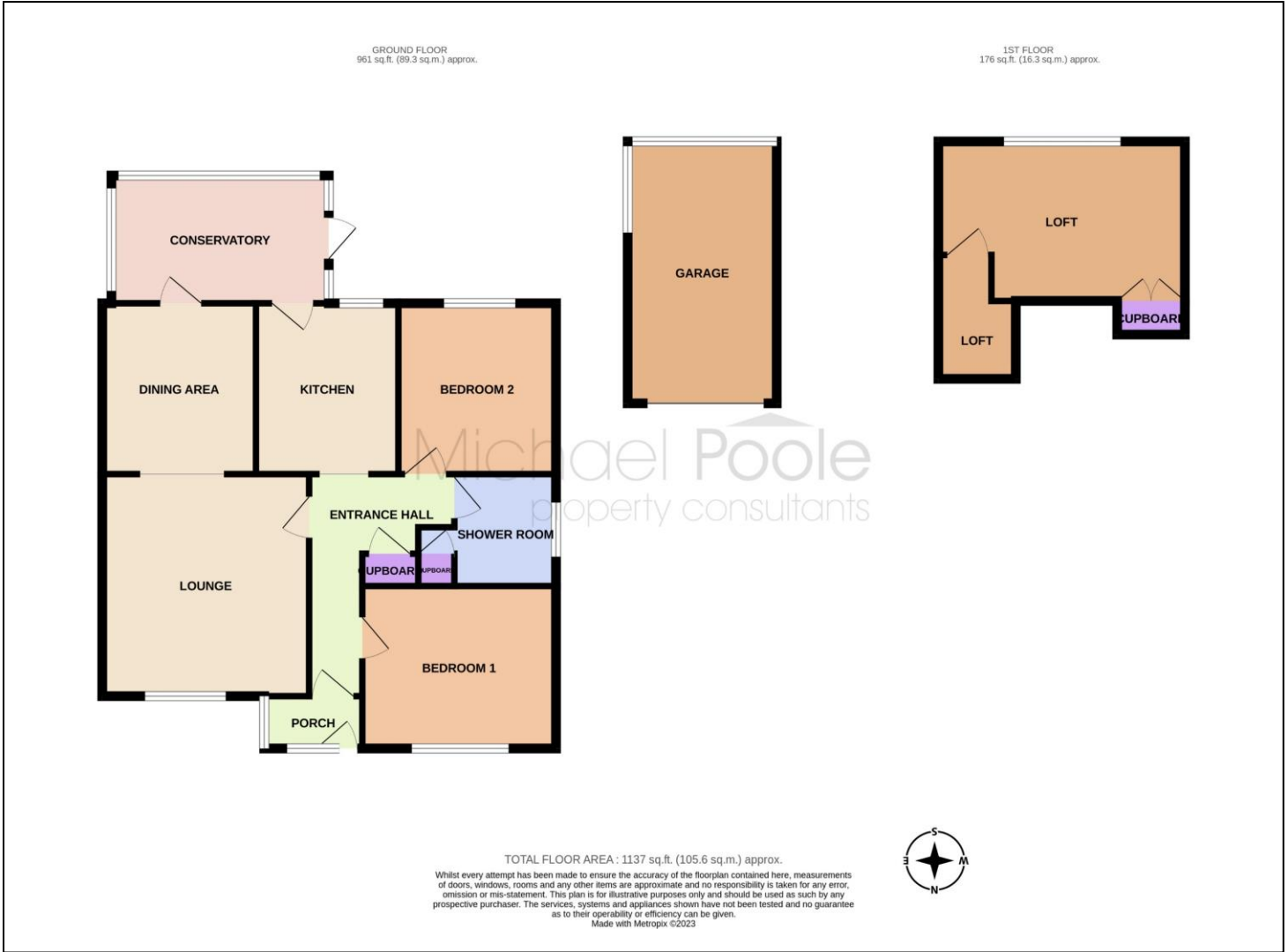
**GARDENS** - To the front there is a lawned garden with brick wall boundary and a large concrete driveway leading to a carport and detached garage with up and over door and power supply. Side access leads to the relatively private rear garden with large flagstone patio area, lawn with flower borders, greenhouse, and outside tap.

**SECTION 21** - In accordance with Section 21 of the Estate Agents Act we hereby disclose an interest is declared in so much as the seller is a relative of an employee of Michael Poole Estate Agents.

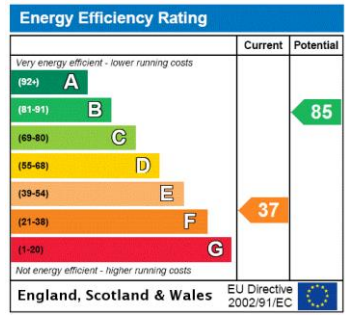


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