

HARTON AVENUE, BILLINGHAM, TS22 5DW



- ▲ Larger Style Moore & Cartwright Semi Detached Bungalow
- ▲ Three Bedrooms, Lounge & Kitchen
- ▲ Loft has Been Converted to Useful Storage

- ▲ Wide Driveway & 17ft Detached Garage
- ▲ Simple Chain Free Sale
- ▲ Wolviston Court Location
- ▲ Needing Some TLC

£195,000

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This style Moore & Cartwright bungalow has so much going for it. First of all, it is the largest of the designed bungalows by the Builder meaning it has some great space and features three good sized bedrooms. The property also sits on a wide plot giving the new owner plenty of space on the drive, but it also benefits from backing directly onto bungalows, that gives the garden a good amount of privacy.

Comprising entrance hall, bedroom three, lounge, kitchen, bathroom and two double bedrooms to the rear. The loft has been converted to create some really useful storage space. Outside there are gardens to the front and rear.

Other features include a simple chain free sale, part UPVC double glazed windows and gas central heating.

GROUND FLOOR

ENTRANCE HALL

Entered by a UPVC double glazed door with glass inlay, two storage cupboards, radiator, access to the loft via sturdy drop down ladder.

LOFT

Fully boarded with lights and electrics with eaves storage and could be utilized as a further room subject to the necessary Building Regulations and Planning consents.

LOUNGE - 4.65m x 3.33m (15'3" x 10'11")

Fitted with Living Flame gas fire with back boiler behind wood surround and marble hearth. Radiator.

KITCHEN

Fitted with a range of pine effect floor, wall, and drawer units with complimentary marble effect work surface, four ring gas hob with brushed steel splashback and hood with Zanussi oven. Sink with mix tap over, plumbing for a washing machine and tiled floor. UPVC door to the side aspect.

BEDROOM 1 - 4.27m (14') into wardrobes x 3.33m (10'11")

Radiator and built in fitted wardrobe with mirrored sliding doors housing the hot water tank.

BEDROOM 2 - 4m x 2.7m (13'1" x 8'10")

Radiator and ceiling height cupboards.

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BEDROOM 3 - 2.6m x 2.34m (8'6" x 7'8")

Radiator.

BATHROOM

Fitted with a white suite three-piece suite with panel bath with electric shower over, wash handbasin, WC, fully tiled walls and floor and radiator.

EXTERNAL

The property stands on quite a wide plot with a grassed front lawn and concrete driveway leading to the garage. Rear garden with concrete flag stone patio area, grassed lawn, and greenhouse. The property backs onto bungalows giving some relative privacy.

GARAGE - 5.33m x 2.36m (17'6" x 7'9")

With electric roller door, power supply, lights and UPVC side door leading to the garden.

AGENTS REF: MH/GD/BIL2360339/09082023

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

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**

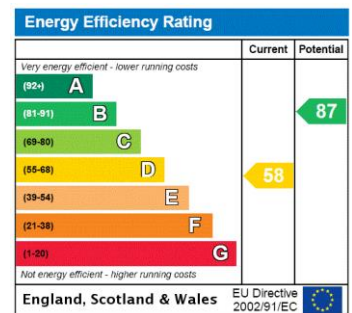


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