

GROSVENOR ROAD, BILLINGHAM, STOCKTON-ON-TEES, TS22 5AW



- ▲ An Entirely Beautiful Larger Style Moore & Cartwright Built Semi Detached Bungalow
- ▲ Offered to the Market with a Chain Free Sale
- ▲ Two Well Turned-Out Double Bedrooms, Roomy Third Bedroom & a Comfortable Front Lounge
- ▲ Modern Court Homemakers Kitchen & Bathroom
- ▲ Detached Garage, Ample Parking & Easily Managed Gardens
- ▲ UPVC Double Glazing & Central Heating with a Combi Boiler

£200,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This entirely beautiful semi-detached bungalow is one of the larger styles built by Moore & cartwright and comes to the market with a chain free sale.

We think you are going to love the well-turned-out living space that is going to be very easy to just move straight into. Set within close walking distance of essential shops, good schooling and public transport links into Billingham and Stockton.

The property comprises entrance hall, lounge, Court Homemakers kitchen with modern range of units, inner hall, two double bedrooms, roomy single and modern shower room.

Other nice features include attractive, easily managed gardens with resin front garden and patio rear garden, plenty of parking on the block paved driveway, a detached garage, UPVC double glazing, composite front door, handy boarded loft space and central heating with a combi boiler.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk

No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

GROUND FLOOR

ENTRANCE HALL - With UPVC double glazed entrance door, woodgrain effect laminate flooring and radiator.

LOUNGE - 5.1m x 3.3m (16'9" x 10'10")
With radiator and living flame electric fire in feature surround with marble hearth.

KITCHEN - 3.23m x 2.62m (10'7" x 8'7")
Fitted by Court Homemakers and featuring a beautifully presented kitchen with shaker design wall, drawer, and floor units, marble effect work surface, sink with mixer tap and drainer, integrated fridge freezer and washing machine, radiator, woodgrain effect laminate flooring, LED downlights, part tiled walls and UPVC door to the side aspect.

TO VIEW: Tel: 01642 955140
10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk



GROSVENOR ROAD, TS22 5AW

INNER HALL - With storage cupboard and access to the part boarded loft via dropdown ladder housing the combination boiler.

BEDROOM ONE - 3.45m (11'4") excluding wardrobes x 2.9m (9'6")

Built-in wardrobes with mirror sliding door.

BEDROOM TWO - 3.33m x 3.05m (10'11" x 10')

With radiator and UPVC door opening to the rear garden.

BEDROOM THREE - 2.36m x 2.26m (7'9" x 7'5")

With radiator.

SHOWER ROOM - Fitted by Court Homemakers and featuring a modern three-piece suite comprising corner shower cubicle with glass shower screen and shower over, vanity unit with wash hand basin and mixer tap, WC, towel rail, fully tiled walls and floor and electric extractor fan.

EXTERNALLY

GARDENS - The property features low maintenance gardens with a resin front garden and side gated access leads to the well-presented rear garden with Indian flagstone patio area, central flowerbeds, and outside tap.

DETACHED GARAGE - A block paved driveway leads to a single detached garage with up and over door, power supply, light and side access door.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

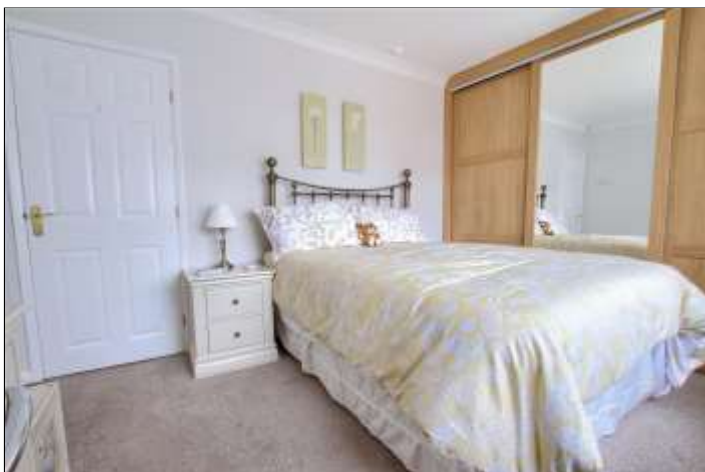
No Known Rights of Way

AGENTS REF: - MH/LS/BIL230535/15022024

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

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**



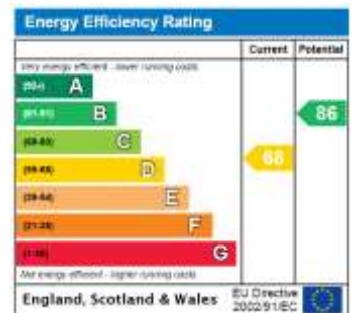
GROSVENOR ROAD, TS22 5AW





Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2013

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