

ALLINGTON DRIVE, HIGH GRANGE, BILLINGHAM, TS23 3UA



- ▲ Smart, Tastefully Presented Three Bedroom Semi Detached House
- ▲ Fantastically Presented Throughout
- ▲ Fabulous Modern Bathroom with Four Piece Suite
- ▲ Southerly Facing Rear Garden

- ▲ Stunning Kitchen/Diner with a Range of Modern Units
- ▲ Lounge & Rear Facing Conservatory
- ▲ UPVC Double Glazing & Combi Boiler
- ▲ Garage & Block Paved Driveway

£166,500

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It is with a tasteful and careful eye that this semi-detached house is an ideal first home and has the advantage of a sunny southerly facing rear garden, garage and parking space on the driveway.

The spotlessly clean, nicely decorated interior comprises entrance hall, stunning kitchen/diner, rear lounge and conservatory on the ground floor. The first floor has three bedrooms and fabulous bathroom with a modern white suite.

Other notable features include UPVC double glazing and central heating with a combi boiler.

GROUND FLOOR

ENTRANCE HALL

With UPVC double glazed entrance door, tiled flooring, staircase to the first floor and radiator.

KITCHEN/DINING ROOM - 6.05m (19'10") x 3.48m (11'5") reducing to 2.3m (7'7")

Fitted with an ultra-modern shaker design wall, drawer, and floor units with complementary wood effect work surface, four ring ceramic hob with subway tiled splashback and brushed steel electric extractor fan over, integrated electric oven, plumbing for dishwasher and washing machine, stainless steel sink with mixer tap and drainer, woodgrain effect laminate flooring and LED downlights.

LOUNGE - 4.62m x 3.45m (15'2" x 11'4")

With oak flooring, radiator, living flame electric fire with marble surround and hearth and UPVC sliding door to the conservatory.

CONSERVATORY - 3.7m x 3.23m (12'2" x 10'7")

Wood effect laminate flooring and UPVC double glazed door leading out onto the garden.

TO VIEW: Tel: 01642 955140

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FIRST FLOOR

LANDING

With access to the loft.

BEDROOM ONE - 3.6m x 3.5m (11'10" x 11'6")

With radiator.

BEDROOM TWO - 3.63m x 2.95m (max) (11'11" x 9'8" (max))

With radiator.

BEDROOM THREE - 3.53m (max) x 2.34m (11'7" (max) x 7'8")

With radiator.

BATHROOM

Fitted with an ultra-modern four-piece suite comprising panelled bath with mixer tap, walk-in shower with glass shower screen, waterfall showerhead and shower attachment, vanity unit with wash hand basin and mixer tap, dual flush WC with hidden cistern, porcelain tiled walls and floor, chrome towel rail, mirror with light and electric extractor fan.

EXTERNALLY

GARDENS

Front garden mainly laid to lawn. Block paved side access leading to the south facing rear garden with large timber decked area, lawn, flagstone path and mature sleeper borders.

GARAGE

Block paved driveway leading to the integrated garage with up and over door and power supply.

AGENTS REF: - MH/LS/BIL230423/29012026

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

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**



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