

# FROSTERLEY GROVE, BILLINGHAM, STOCKTON-ON-TEES, TS23 3PS



- ▲ Stunning Two Bedroom Semi Detached Bungalow
- ▲ Offered to the Market with a Simple CHAIN FREE Sale
- ▲ Southerly Facing Rear Garden

- ▲ Fabulous Kitchen & Shower Room
- ▲ 20ft Detached Garage & Driveway for a Number of Cars
- ▲ Gas Central Heating with Combi Boiler & UPVC Double Glazing

**£175,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



Set in a cul-de-sac position with a SOUTH facing rear garden, this fantastically presented two bedroom bungalow has been finished to a very high standard and is offered to the market with a simple CHAIN FREE sale.

The property comprises entrance hall, two bedrooms, rear lounge, shower room with modern three-piece suite and fabulous kitchen/breakfast room with a range of modern units. Outside there is parking for a number of cars on the drive, detached garage and a southerly facing rear garden.

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

**GROUND FLOOR**

**ENTRANCE HALL** - Composite entrance door with glass inlay to a spacious entrance hall with radiator and access to the loft.

**REAR LOUNGE - 5.36m x 3.5m (17'7" x 11'6")**  
With radiator, living flame gas fire with feature marble surround and hearth and UPVC French doors open to the rear southerly facing garden.

**BREAKFAST KITCHEN - 4.32m (14'2") (max) x 2.72m (8'11") (max)**

Fitted with stunning modern wall, drawer, and floor units with complementary wood effect work surface, four ring gas hob with glass splashback and electric extractor fan over, integrated electric oven and microwave, integrated fridge freezer, plumbing for washing machine, sink with mixer tap and drainer, airing cupboard housing the Ideal Logic combination boiler, woodgrain effect laminate flooring and composite door to the side aspect.

**BEDROOM ONE - 3.63m (11'11") into wardrobes x 3.5m (11'6")**  
With radiator and wardrobes with mirror doors.

**BEDROOM TWO - 2.77m x 2.72m (9'1" x 8'11")**  
With radiator and wardrobe with mirror sliding door.

**BATHROOM** - Fitted with a modern three-piece suite comprising double walk-in shower with waterfall shower over and shower attachment, wash hand basin with mixer tap, dual flush high level WC, electric extractor fan and tile effect vinyl flooring.

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

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



# FROSTERLEY GROVE, TS23 3PS

## **EXTERNALLY**

**GARDENS & PARKING** - To the front there is a gravelled front garden and a concrete and flagstone driveway leading to the detached garage. Side gated access leads to the rear southerly facing garden with large flagstone patio area, lawn, mature flower borders and outside tap.

**DETACHED GARAGE - 6.12m x 2.82m (20'1" x 9'3")**

With up and over door, power, supply and light.

**AGENTS REF:** - MH/LS/BIL250616/23122025

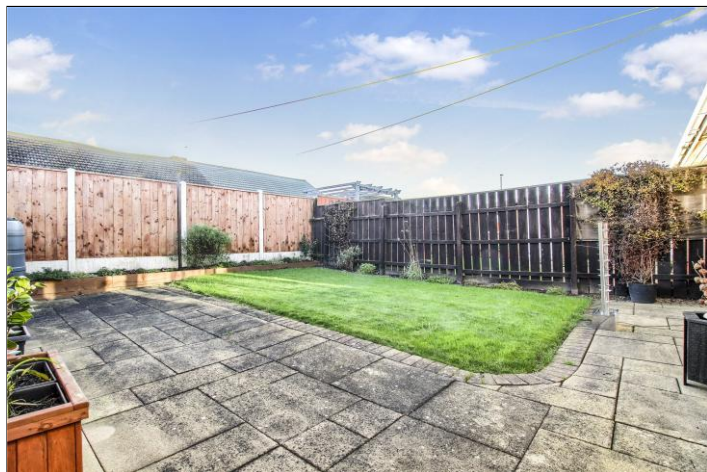
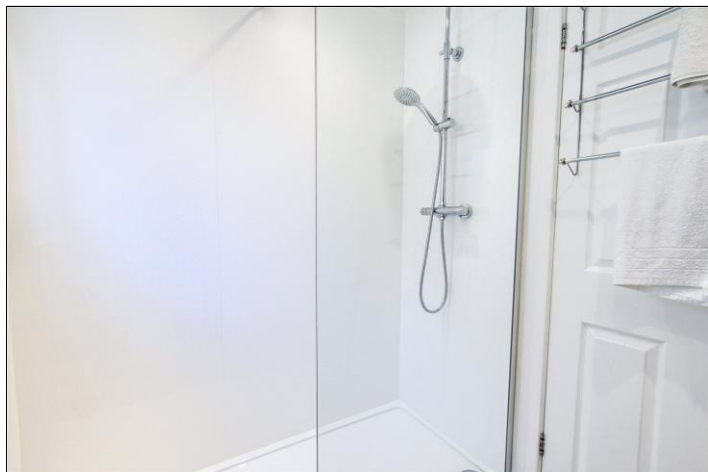
**Council Tax Band:** B      **Tenure:** Freehold

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

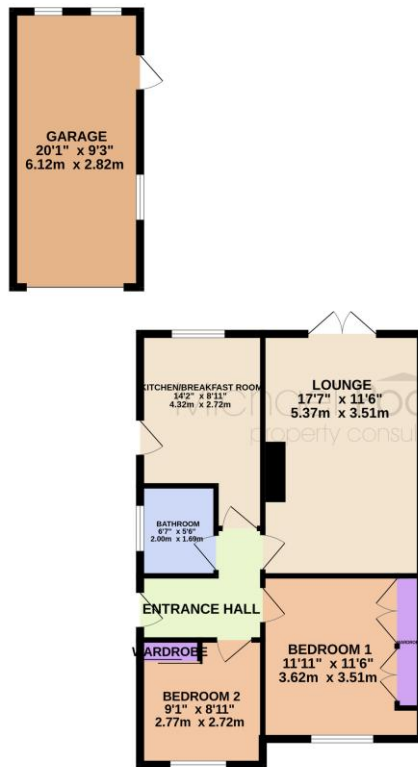
Tel: **01642 955140**



FROSTERLEY GROVE, TS23 3PS



GROUND FLOOR  
799 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.3 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 Metropix ©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