

DE LA MARE DRIVE, OWINGTON FARM, BILLINGHAM, TS23 3YT



- ▲ A Well Presented Modern Style Three Bedroom Detached House
- ▲ Superbly Presented, Comfortable & Ready to Move In
- ▲ Open Plan Kitchen/Diner with Modern Design Units

- ▲ Modern Bathroom Suite
- ▲ Off Street Parking & Generous Rear Garden
- ▲ UPVC Double Glazing & Baxi Combi Boiler

Offers Over £197,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Just move straight in and enjoy this really comfortable, very well presented modern style detached house.

It has some lovely features including an attractive generous rear garden with patio and lawn, driveway, UPVC double glazing and central heating with combi boiler.

Comprising briefly entrance hall, lounge with flame effect fire and open plan kitchen/diner with modern design units. The first floor has three bedrooms and bathroom with a modern suite.

GROUND FLOOR

ENTRANCE HALL

With UPVC entrance door, stairs to the first floor and radiator.

LOUNGE - 5.46m x 3.33m (17'11" x 10'11")

A double aspect room with living flame fire with feature surround, two radiators and French doors opening to the rear garden.

KITCHEN DINER - 5.46m x 3.15m (17'11" x 10'4")

Fitted with a range of pine effect design wall and floor units with complementary marble effect work surface and a stainless-steel sink unit with mixer tap over and drainer. Space for a slot in cooker and tiled splash back. Slate tile effect vinyl tiled floor, radiator, plumbing for washing machine and dryer and wall mounted Baxi combi boiler. Space for dining room table and UPVC double glazed door opening to the garden.

FIRST FLOOR

LANDING

Access to the loft and built-in storage cupboard.

BEDROOM ONE - 3.63m x 2.82m (11'11" x 9'3")

With radiator and built-in wardrobes with sliding doors.

BEDROOM TWO - 3.33m x 2.6m (10'11" x 8'6")

With radiator.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk



DE LA MARE DRIVE, TS23 3YT

BEDROOM THREE - 3m x 2.16m (9'10" x 7'1")

With radiator and cupboard over stairs.

BATHROOM - 2.29m x 1.68m (7'6" x 5'6")

Fitted with a three-piece suite comprising panelled bath, glass screen and electric shower, wash hand basin unit and WC. Part tiled walls, vinyl floor and radiator.

EXTERNALLY

GARDENS & PARKING

The front garden is mainly laid to lawn with block paved pathway leading to the front door and side concrete driveway with gate access. To the rear there is a couple of flagstone patio area, lawn, outside water tap and large timber shed.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - MH/LS/BIL260147/21052026

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

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**



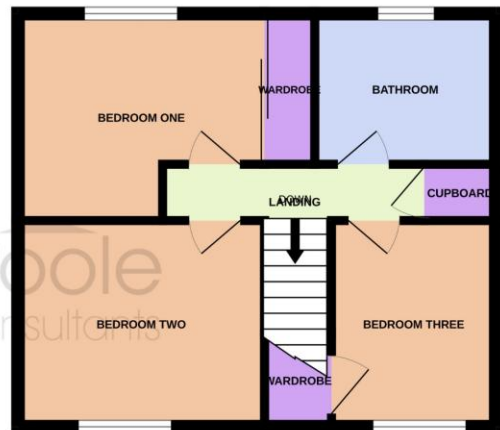
DE LA MARE DRIVE, TS23 3YT



GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.9 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 ©2025

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