



## 266 Low Grange Avenue

, Billingham, TS23 3JZ

**Offers over £200,000**



Situated Within The Highly Sought After Low Grange Area Of Billingham, This Immaculately Presented Three Bedroom Detached Family Home Occupies A Generous Corner Plot And Offers Stylish, Well Maintained Accommodation Ready To Move Straight Into.



**Full Description**

Perfectly Suited To Families, This Attractive Home Combines Comfort, Privacy And Future Potential, All Within A Popular Residential Setting Close To Local Amenities, Schools And Transport Links.

Upon Entering The Property, You Are Welcomed Into A Bright And Spacious Entrance Hallway, Leading Through To The Main Living Accommodation.

The Lounge Is A Warm And Inviting Space Featuring A Feature Fireplace And French Doors Opening Onto The Rear Garden, Allowing Natural Light To Flow Through And Creating A Seamless Indoor-Outdoor Connection.

A Separate Dining Room Provides An Ideal Setting For Family Meals And Entertaining, Offering Versatility For Modern Living.

The Kitchen Is Well Appointed With Integrated Appliances And Provides Practical Workspace And Storage, With Convenient Access To The Rear Garden.

To The First Floor, A Spacious Landing Leads To Three Well Appointed Bedrooms, Alongside A Recently Fitted Family Bathroom, finished to a modern standard.

Externally, The Property Truly Stands Out. Occupying A Generous Corner Plot, The Home Benefits From A Driveway Providing Off Road Parking And Access To A Detached Garage, which offers excellent storage or potential for conversion (subject to planning permission).

To The Rear Is A Private Garden That Is Not Overlooked, Featuring A Patio Seating Area And Lawn, creating the perfect space for relaxing or entertaining in a peaceful setting.

This Fantastic Home Offers A Rare Opportunity To Purchase A Detached Property In A Prime Location, With Space, Privacy And Move-In Ready Condition.

**Location**

Situated In The Popular Low Grange Area Of Billingham, This Property Enjoys A Quiet Residential Setting Close To Local Amenities. Local Shops And Everyday Essentials Are Approximately 0.4 Miles Away (Around An 8 Minute Walk).

Billingham Town Centre Is Around 1.5 Miles Away (Approximately A 5 Minute Drive), Offering A Range Of Shops, Cafés And Services. Wynyard Woodland Park Is Also Nearby At Around 2 Miles (Approximately A 5 Minute Drive), Providing Excellent Outdoor Space And Walking Routes.

The Property Benefits From Good Transport Links, With Easy Access To The A19, Making Travel To Stockton, Middlesbrough And Surrounding Areas Simple And Convenient. Overall, This Is A Convenient And Well-Connected Residential Location.

**Note**

Please Find The Attached Brochure With Material Information For Buyers.

The Sellers Have Reduced The Asking Price As They Have Identified A Property They Wish To Purchase. This Price Adjustment Reflects Their Motivation To Proceed With A Timely Sale And Does Not Indicate Any Issues With The Condition Or Quality Of The Property.

**Disclaimer**

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

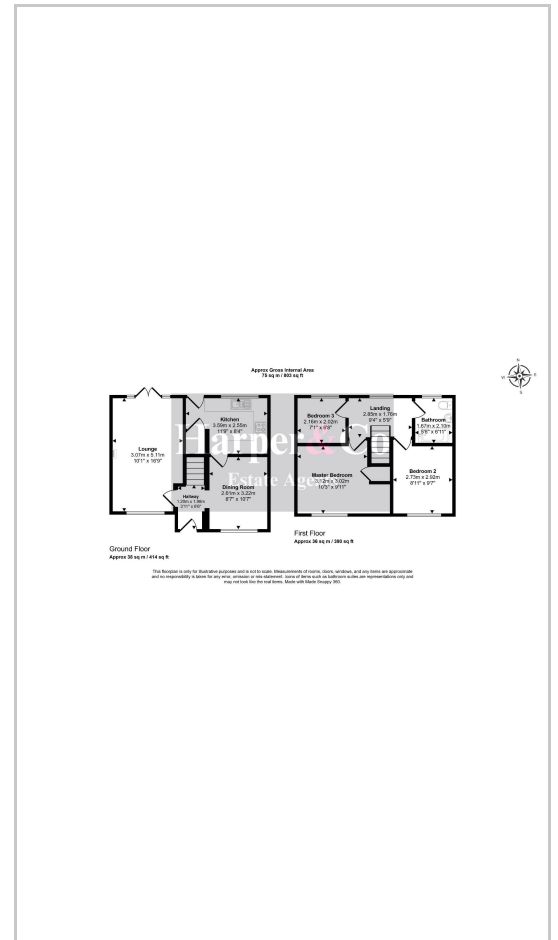
**Money Laundering Notice**

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

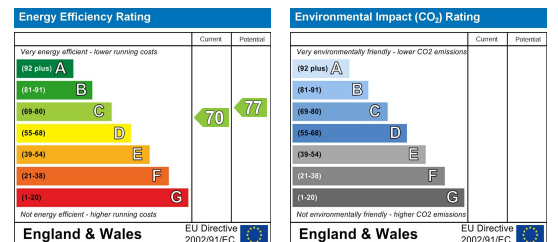
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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