



56 Mainsforth Drive

Low Grange, Billingham, TS23 3RN

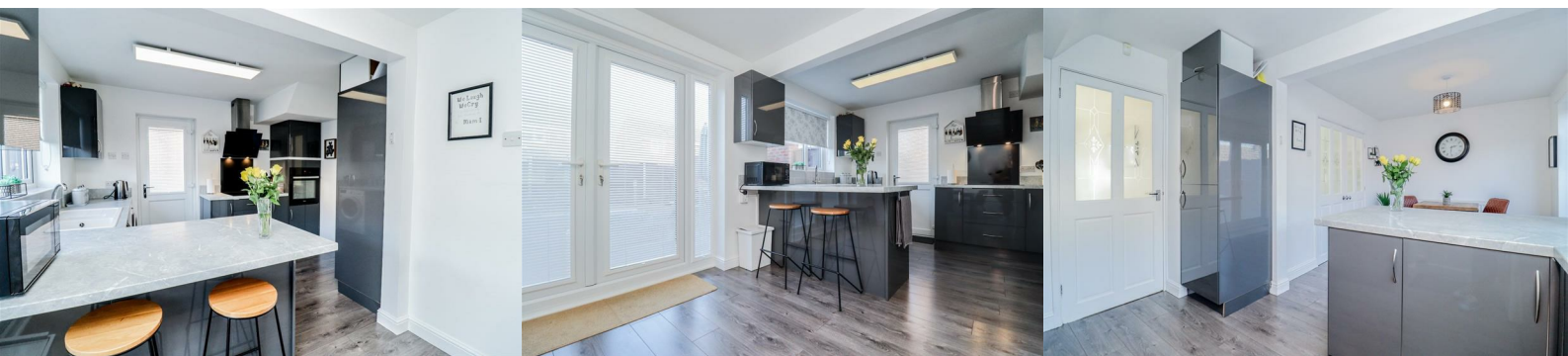
Offers in the region of £170,000



Welcome To Mainsforth Drive, Billingham - As You Step Inside This Immaculately Presented Family Home, You Are Greeted By A Modern Open Plan Kitchen/Diner, Complete With Integrated Fridge/Freezer, Perfect For Whipping Up Culinary Delights. The Spacious Dining Area Is Adorned With French Doors That Lead Out To The Rear Garden, Offering A Seamless Blend Of Indoor And Outdoor Living.

With A Delightful Living Room And Three Bedrooms, There Is Ample Space For Relaxation And Unwinding After A Long Day. The Property Also Boasts A Well-Maintained Bathroom, Ensuring Convenience For All Residents.

A Standout Feature Of This Property Is The Detached Garage, Equipped With A Power Supply, Presenting The Exciting Potential For Conversion (STPP). Whether You Dream Of A Home Office, A Playroom For The Little Ones, Or A Personal Gym, The Possibilities Are Endless.



Location

Attractively Positioned Within A Popular Residential Location of Low Grange, Billingham, Accessed Via Wolviston Back Lane Providing Excellent Commuter Access Just Minutes Away Whilst Being Within A Short Stroll Of Shops & Local Amenities.

- Bewley Primary School - 8 Minute Walk
- Bede Sixth Form College - 15 Minute Walk
- Tesco Superstore, Leeholme Rd - 7 Minute Drive
- Billingham Forum & Town Centre - 5 Minute Drive
- The Owington Farm Pub & Restaurant - 10 Minute Walk
- The Merlin Pub & Restaurant - 10 Minute Walk

Distance Times As Estimated By Google Maps.

Entrance Hallway

Entrance Leads To Lounge, Kitchen/Diner & Staircase To First Floor.

Lounge

16'2" x 11'8" (4.95 x 3.56m)
Feature Fireplace, Double Doors To Kitchen/Diner, uPVC Double Glazed Window, Radiator.

Kitchen

11'1" x 8'0" (3.4m x 2.44m)
Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Integrated Fridge Freezer, Space For Appliances, Breakfast Bar.

Dining Area

10'0" x 8'4" (3.07m x 2.56m)
Space For Family Dining Table & Chairs, Radiator, uPVC Double Glazed Window & French Doors To Rear.

First Floor Landing

Access To Bedrooms & Bathroom.

Bedroom One

12'2" x 11'3" (3.71m x 3.45m)
uPVC Double Glazed Window, Radiator.

Bedroom Two

10'9" x 10'3" (3.30m x 3.13m)
uPVC Double Glazed Window, Radiator.

Bedroom Three

8'11" x 6'11" (2.74m x 2.11m)
uPVC Double Glazed Window, Radiator.

Family Bathroom

Fitted With A White Three Piece Suite Comprising; Hand Wash Basin, Bath With Overhead Shower, W/C, uPVC Double Glazed Window, Radiator.

Loft Space

Mainly Boarded, Pull Down Ladder, Power, Light.

Detached Garage

Up & Over Door, Power Supply & External Power Outlets.

Energy Efficiency Rating - TBC

The Full Energy Efficiency Certificate Is Available On Request.

Property Information

- Tenure: Freehold
- Local Authority: Stockton Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: C
- Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
- Broadband Delivered To The Property: Cable
- Non-Standard Construction: Believed To Be Of Standard Construction
- Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
- Flooding Issues In The Last 5 Years: None
- Accessibility: Two Storey Dwelling. No Accessibility Modifications
- Cladding: None
- Planning Issues: None Which Our Clients Are Aware Of
- Coastal Erosion: None
- Coal Mining In The Local Area: None

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

