



This fantastic plot situated in a cul-de-sac location has come to the market with Smith And Friends Estate Agents with no forward chain. The detached bungalow has so much to offer having porches to the front and rear. A fitted modern cream high gloss kitchen, three/four bedrooms, a modern bathroom with a walk in shower and a welcoming entrance hallway. External: The wrap around bungalow offers gardens to the rear and side. Views the rear over look open space. Garage, driveway for ample parking and solar panels. Located close to Billingham Town Centre, schools and local amenities.

Frosterley Grove, Billingham, TS23 3PS
4 Bed - Bungalow - Detached
£230,000
EPC Rating: D
Council Tax Band: D
Tenure: Freehold

 **SMITH & FRIENDS**
 ESTATE AGENTS

Frosterley Grove, Billingham, TS23 3PS

Entrance Porch

Hallway

Flooring, radiator and loft access.

Lounge

1 x side and 1 x rear double glazed window, carpet flooring, radiator, fire and surround.

Kitchen

Tiled flooring, 1 x rear double glazed window and door.

Rear Porch

Bedroom

1 x rear double glazed window, 1 x radiator, built in robes and carpet flooring.

Bedroom

1 x front double glazed window, carpet flooring, 1 x radiator and fitted robes.

Bedroom

1 x front double glazed window, carpet flooring and 1 x radiator.

Bedroom/Study/Dining Room

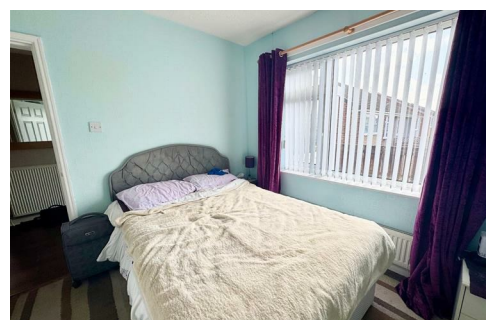
Side double glazed double doors, 1 x rear double glazed window, carpet flooring and 1 x radiator.

Bathroom

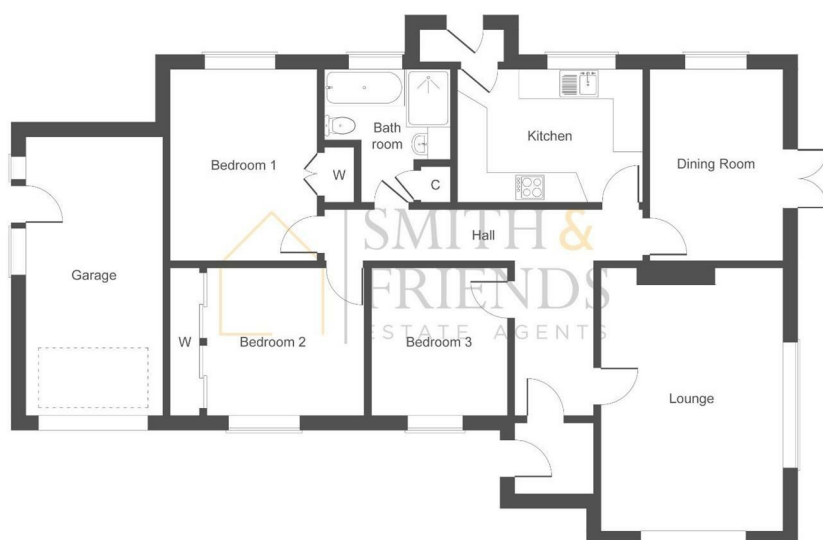
Heated towel rail, bath, vanity wash hand basin, w/c, walk in shower and 1 x rear double glazed window.

External

Garage, driveway, wrap around gardens.



12 Frosterley Drive



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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