



Frosterley Grove, Billingham - TS23 3PS



Guide Price £150,000 - £160,000



## 11 Frosterley Grove

Billingham, Billingham

Situated in a peaceful cul-de-sac and occupying a generous corner plot, this attractive two/three bedroom detached bungalow offers versatile and well-proportioned accommodation. The property features a welcoming porch leading into a spacious hallway, with access to a bright lounge and a separate dining room, providing ample space for both relaxation and entertaining. The well-appointed kitchen is conveniently positioned for easy access to the dining area. There are two double bedrooms, with the second bedroom benefitting from an extension that could serve as a third bedroom, a dressing room or an additional reception room, depending on your needs. The bathroom completes the accommodation. Further highlights include gas central heating, a private driveway, and a garage (ideal for secure parking or extra storage). This property offers a flexible layout, making it suitable for a variety of lifestyles, whether you are looking to downsize or seeking a comfortable family home.

**\*\*\*A structural report is available to review, identifying some movement at the extension junction; the main property is otherwise considered structurally sound\*\*\***

*While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf.*

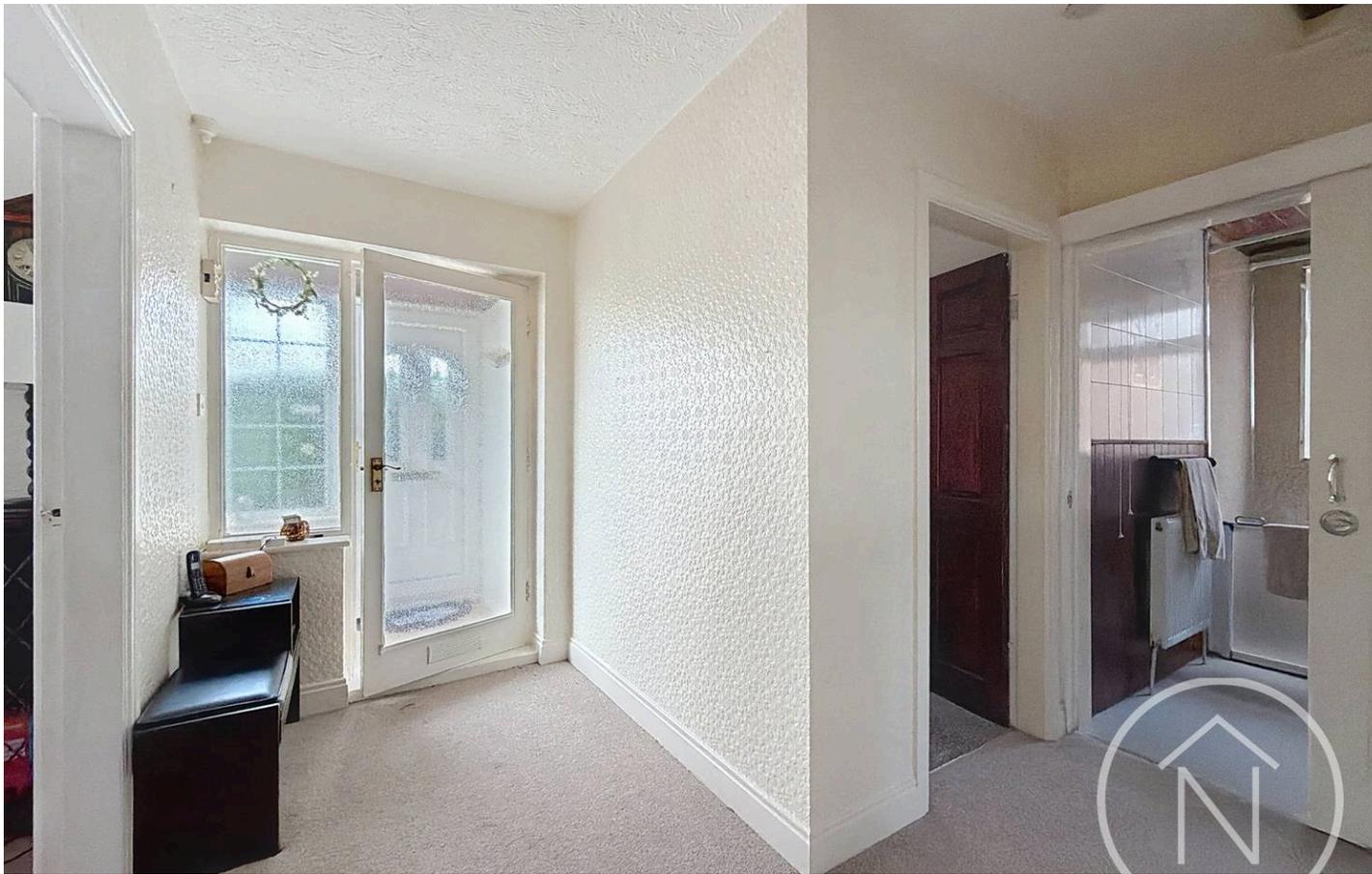
*It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.*

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



**Entrance Hall**

9' 10" x 11' 7" (2.99m x 3.54m)

**Lounge**

12' 0" x 12' 8" (3.66m x 3.85m)

**Dining Room**

8' 11" x 9' 4" (2.73m x 2.85m)

**Kitchen**

9' 9" x 11' 10" (2.98m x 3.61m)

**Reception Room**

10' 6" x 9' 10" (3.20m x 3.00m)

**Bathroom**

7' 3" x 5' 7" (2.20m x 1.69m)

**Bedroom 1**

12' 1" x 12' 0" (3.68m x 3.65m)

**Bedroom 2**

10' 4" x 10' 4" (3.16m x 3.16m)





**GARDEN**

**GARAGE**

Single Garage

**DRIVEWAY**

1 Parking Space

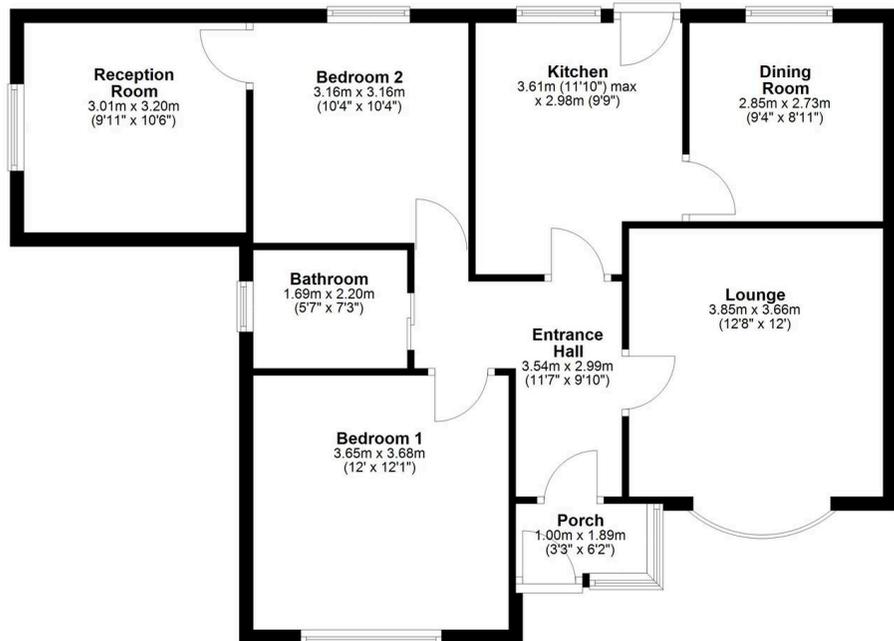






### Ground Floor

Approx. 81.1 sq. metres (872.7 sq. feet)



Total area: approx. 81.1 sq. metres (872.7 sq. feet)



## Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

[billingham@northgates.net](mailto:billingham@northgates.net)

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

While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf. It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.