



South Avenue, Billingham, TS23 1DD

A well presented three bedroom semi-detached home, offered with no onward chain, ideal for first time buyers or investors. Conveniently located within easy reach of local amenities, shops, and excellent transport links, the property offers practical and comfortable living accommodation throughout.

The ground floor includes an entrance hall with a composite front door, a bright lounge with an open gas fire, and a spacious kitchen/dining area with shaker style units and modern square edged worktops. The kitchen opens into a large conservatory, which leads out to a south-facing rear garden, an ideal space for relaxing or entertaining.

Upstairs, there are three bedrooms, including a main bedroom with a built in wardrobe, and a shower room. Additional features include gas central heating, double glazing, and a driveway to the side with parking for up to three cars. The front garden is gravelled, the rear garden is also gravelled with paved areas and includes a timber shed.

Gowland White are a SALES and LETTINGS Agent, please feel free to call and obtain further information or advice regarding all aspects of buying and letting.

£140,000



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HALL

LOUNGE

12'11" x 11'5" (3.94m x 3.48m)

KITCHEN/DINING ROOM

14'7" x 10' (4.45m x 3.05m)

CONSERVATORY

12'3" x 11'5" (3.73m x 3.48m)

LANDING

BEDROOM ONE

11'6" x 9'4" (3.51m x 2.84m)

BEDROOM TWO

8'3" x 7' (2.51m x 2.13m)

BEDROOM THREE

7' x 6'1" (2.13m x 1.85m)

BATHROOM

8'3" x 6'3" (2.51m x 1.91m)

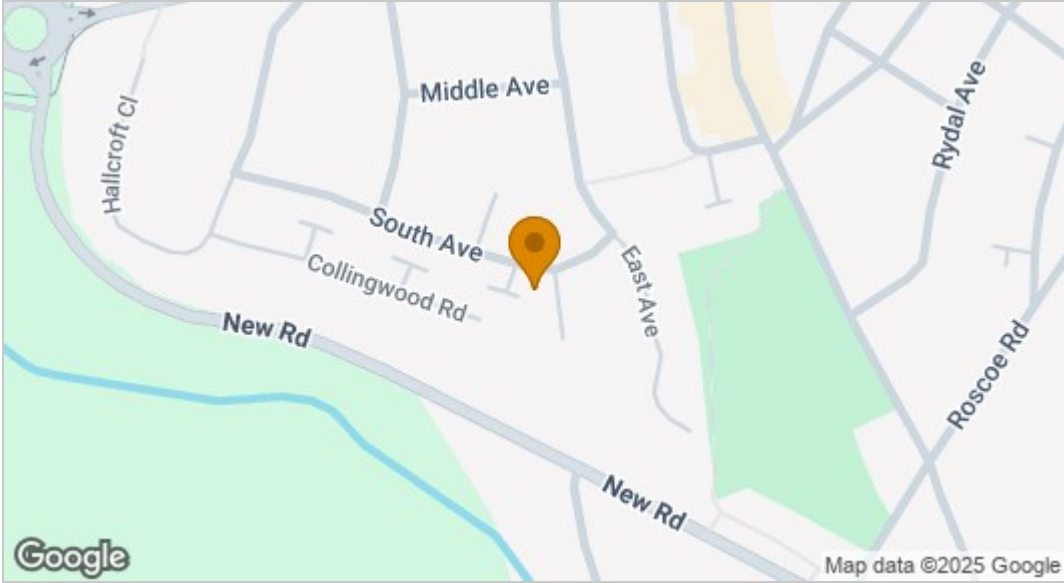
AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

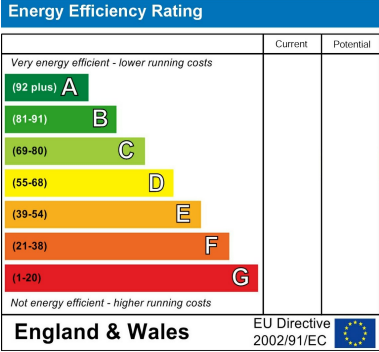




Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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.