



Marsh House Avenue
Billingham

£150,000
ENERGY RATING: D-58

We are delighted to offer a three-bedroom semi-detached house located on Marsh House Avenue in this sought-after area of Billingham. This property boasts two reception rooms and three well-proportioned bedrooms, offering ample space for a growing family. Set on a large plot with gardens surrounding the house to three sides offering excellent outdoor space for relaxing and entertaining. There is vehicle access to the rear of the property with parking and a detached garage. The popular location provides easy access to local amenities, schools, and transport links. Offered with no Forward Chain! Energy Rating: D-58. Council Tax Band: C (£2,076.44).



- Three Bedroom Semi-detached
- Lounge & Dining Room
- Large Plot, Gardens to Three Sides
- Parking & Garage to Rear

Entrance Hall

UPVC entrance door with feature leaded light and UPVC double glazed side panel, staircase to first floor and a radiator.

Lounge

4.79m x 3.68m (15'8" x 12'0")

Front aspect UPVC double glazed window, feature fireplace with wooden surround, marble hearth & inset gas living flame fire, wall lights, coving, radiator and sliding double doors leading to:

Dining Room

2.80m x 3.12m (9'2" x 10'2")

Rear aspect UPVC double glazed window and a radiator.

Kitchen

4.61m x 2.42m (15'1" x 7'11")

Rear aspect UPVC double glazed window and a side aspect UPVC door. Wooden base & wall units with rolled worksurfaces and tiled splashbacks incorporating a stainless steel sink unit. Free-standing gas cooker, washing machine and fridge/freezer. Understair cupboard, storage cupboard and a pantry. Laminate flooring and a radiator.

First Floor Landing

Side aspect UPVC double glazed window and access to loft.

Bedroom One

4.06m x 3.49m (13'3" x 11'5")

Front aspect UPVC double glazed window, built-in wardrobe, airing/tank cupboard and a radiator.

Bedroom Two

2.85m x 3.47m (9'4" x 11'4")

Rear aspect UPVC double glazed window, built-in wardrobe and a radiator.

Bedroom Three

2.68m x 2.11m (8'9" x 6'11")

Front aspect UPVC double glazed window, built-in cupboard and a radiator.

Bathroom

Rear aspect UPVC double glazed window, white panel enclosed bath and pedestal wash basin, tiled splashbacks and a radiator.

Separate WC

Side aspect window and a low level WC.

Externally

There is a large open lawn to the front of the property, an enclosed private side garden with lawn & patio areas and a further enclosed patio garden to the rear. Vehicle access is from the rear via Aislaby Grove, with a driveway leading to a detached garage (5.22m x 2.39m) with up & over door.



• Popular Location • NO ONWARD CHAIN • Energy Rating: D-58 • Council Tax Band: C (£2,076.44)





Ground Floor



First Floor

Measurements are approximate. May not be to scale. For illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Billingham Sales
63 Queensway
Billingham
TS23 2LU

01642530919
info@drummondstates.co.uk
www.drummondstates.co.uk

drummonds
estate agents