



Park View, Finchale Avenue
Billingham

£160,000
ENERGY RATING: TBC

Situated on a large corner plot with extensive gardens to three sides, this modern family home overlooks John Whitehead Park and is ideally located close to Billingham town centre. Boasting a spacious lounge with a delightful bay window, kitchen/diner, cloaks/WC, three first floor bedrooms, family bathroom and en-suite shower room. There are well maintained gardens to the front and side of the property with a further enclosed garden to the rear. Also to the rear is a detached garage with the convenience of an Electric Vehicle charging point and a parking space in front. The property also benefits from a recently fitted Worcester combi boiler with Hive smart heating controller. Energy Rating: TBC. Council Tax Band: C (£2,109.61).



- Modern Three Bedroom Semi Detached
- Spacious Lounge with Bay Window
- Family Bathroom, En-Suite & Cloaks/WC

Entrance Hall

Wooden entrance door with double glazed feature lights, staircase to the first floor, laminate flooring and a radiator.

Cloaks/WC

Low level WC, corner wash hand basin with tiled splashbacks, extractor fan and a radiator.

Kitchen/Breakfast Room

4.33m x 2.44m (14'2" x 8'0")

Front aspect UPVC double glazed window, a range of cream high gloss base & wall units with wooden effect rolled worksurfaces & matching upstand incorporating 1½ bowl stainless steel sink & mixer tap, gas hob with oven below and a stainless steel splashback & extractor hood over. Space & plumbing for washing machine, space for fridge/freezer, laminate flooring and a radiator.

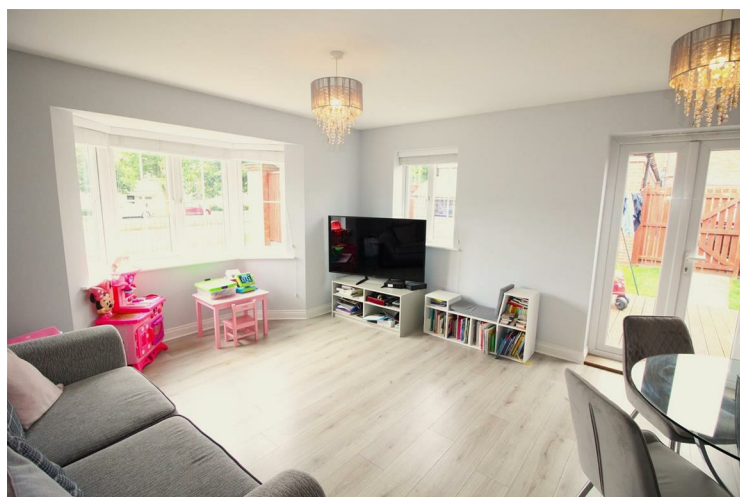
Lounge

4.04m x 5.10m (into bay) (13'3" x 16'8" (into bay))

Side aspect UPVC double glazed bay window and rear aspect UPVC double glazed window & French doors opening to the garden. Large understair storage cupboard, laminate flooring and a radiator.

First Floor Landing

Spindle staircase, storage cupboard, laminate flooring and access to loft.



- Large Corner Plot with Extensive Gardens • Detached Garage with EV Charger & Driveway • Popular Development, Close to Town Centre • Energy Rating: TBC • Council Tax Band: C (£2,109.61)

Bedroom One



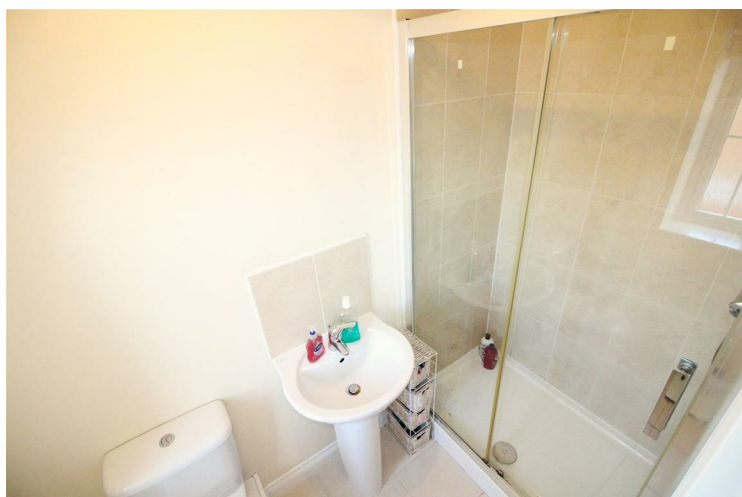
3.28m x 3.19m (into wardrobes) (10'9" x 10'5" (into wardrobes))

Two rear aspect UPVC double glazed windows, built-in wardrobes, large storage cupboard housing recent Worcester combi boiler, laminate flooring and a radiator.

En-Suite

Rear aspect UPVC double glazed window, walk-in double enclosure with thermostatic mixer shower, pedestal wash basin and low level WC. Tiled splashbacks, tiled floor, extractor fan, spot light and a radiator.

Bedroom Two



3.00m x 2.31m (9'10" x 7'7")

Front aspect UPVC double glazed window and a radiator.

Bedroom Three

2.04m x 2.19m (6'8" x 7'2")

Front aspect UPVC double glazed window and a radiator.

Bathroom

Side aspect UPVC double glazed window, white suite comprising; panel enclosed bath, pedestal wash basin, part tiled walls, tiled floor, extractor fan and a radiator.

Externally



The property is set on a much larger than average corner plot with gardens to three sides. To the front is a gravelled and lawned garden with steps leading to the front door. To the side of the property is an extensive lawned garden with a gate leading to an enclosed rear garden with decked and lawned areas. Accessed from the rear is a detached garage with up & over door, power, lighting and an electric vehicle charging point. There is a designated parking space in front of the garage.

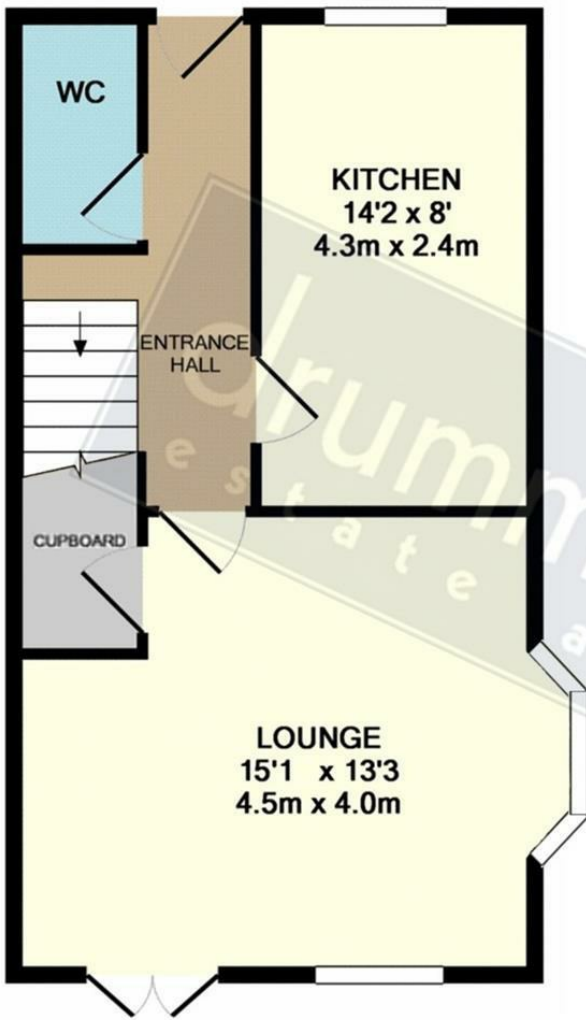




Additional Information

Local Authority - Stockton-on-Tees
Council Tax - Band C
Viewings - By Appointment Only

Floor Area - 870.00 sq ft
Tenure - Freehold



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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

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