



Pentland Avenue
Billingham

£95,000

ENERGY RATING: D-61

We are acting in the sale of the above property and have received an offer of £80,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. A three bedroom end terraced house located close to Billingham town centre and amenities, offered with the benefit of immediate vacant possession. The property comprises; entrance hallway, lounge, kitchen/diner and a bathroom completes the ground floor, there are three spacious bedrooms to the first floor. There is a small garden to the front and a large enclosed garden to the rear with patio area. Energy Rating: D-61. Council Tax Band: A (£1,660.58).



ENTRANCE HALLWAY

UPVC door with leaded feature light and staircase to first floor.

LOUNGE

3.55m x 4.55m (11'7" x 14'11")

Front aspect UPVC double glazed window. Feature fireplace. Radiator.

KITCHEN/DINER

2.45m x 5.49m (8'0" x 18'0")

Side & Rear aspect UPVC double glazed windows. A range of base & wall units with rolled work surfaces & tiled splash backs incorporating 11/2 bowl stainless steel sink tap & mixer tap, gas hob with oven below & extractor hood over. Integrated fridge/freezer and space for washer. Radiator. Understairs cupboard.

REAR HALL

Side aspect UPVC double glazed door.

BATHROOM/WC-GROUND FLOOR

Side aspect UPVC double glazed window. Panel enclosed bath with electric shower over, pedestal wash basin and low level WC. Part tiled walls. Radiator.

FIRST FLOOR LANDING

Side aspect UPVC window. Access to loft.

BEDROOM ONE

2.59m x 4.58m (8'5" x 15'0")

Front aspect UPVC double glazed window. Built-in cupboards housing boiler & tank. Feature fireplace. Radiator.

BEDROOM TWO

3.25m x 2.76m (10'7" x 9'0")

Rear aspect UPVC double glazed window. Radiator.

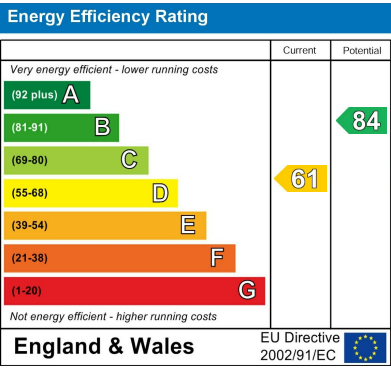
BEDROOM THREE

2.21m x 2.63m (7'3" x 8'7")

Rear aspect UPVC double glazed window. Radiator.

EXTERNALLY

Front enclosed garden with side access and gate leading to enclosed lengthy rear garden with mature shrubs and patio area.



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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