



Marsh House Avenue  
Billingham

£130,000

ENERGY RATING: C-72

A spacious three bedroom, two reception room end terrace house on this popular road close to Billingham Town Centre. Ideal for first time buyers and families this well presented accommodation comprises; entrance hall, lounge, dining room, large kitchen, three first floor bedrooms and bathroom/WC. There are generous sized low maintenance gardens to the front and rear of the property with the enclosed rear garden enjoying a sunny West facing aspect. NO ONWARD CHAIN!! Energy Rating: C-72. Council Tax Band: A (£1,660.58).



- Three Bedroom End Terrace • Two Reception Rooms • Low Maintenance Gardens • Newly Fitted Combi Boiler

## Entrance Hall

UPVC entrance door with feature light and UPVC double glazed side panel, staircase to first floor, understair meter/storage cupboard and a radiator.

## Lounge

3.93m x 4.07m (12'10" x 13'4")

Front aspect UPVC double glazed window, modern remote controlled electric fire, coving, ceiling rose and a radiator.



## Dining Room

3.52m x 2.32m (11'6" x 7'7")

Rear aspect UPVC double glazed window, laminate flooring and a radiator.



## Kitchen

3.54m x 3.66m (11'7" x 12'0")

Rear aspect UPVC double glazed window and side aspect UPVC door leading to the garden. A range of base & wall units with rolled worksurfaces and tiled splashbacks incorporating sink & mixer tap, electric cooker with stainless steel extractor hood over. Space & plumbing for washing machine, space for fridge/freezer, laminate flooring, coving, new Main combi boiler and a radiator.



## First Floor Landing

Airing/storage cupboard and access to loft.



- West Facing Rear Garden • NO ONWARD CHAIN!! • Energy Rating: C-72 • Council Tax Band: A (£1,660.58)



## Bedroom One

3.43m x 3.17m (11'3" x 10'4")

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

## Bedroom Two

3.44m x 3.51m (11'3" x 11'6")

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

## Bedroom Three

2.35m x 2.85m (7'8" x 9'4")

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



## Bathroom/WC

Two rear aspect UPVC double glazed window, white suite comprising; panel enclosed bath with electric shower over, pedestal wash basin and a low level WC. Fully tiled walls, tiled flooring, coving, extractor fan and a radiator.

## Externally

There are low maintenance gardens to the property. The front is fully paved with a gate to the side giving access to the rear, where there is a large enclosed West facing garden with paved, imprinted concrete & gravelled areas and a brick outhouse.









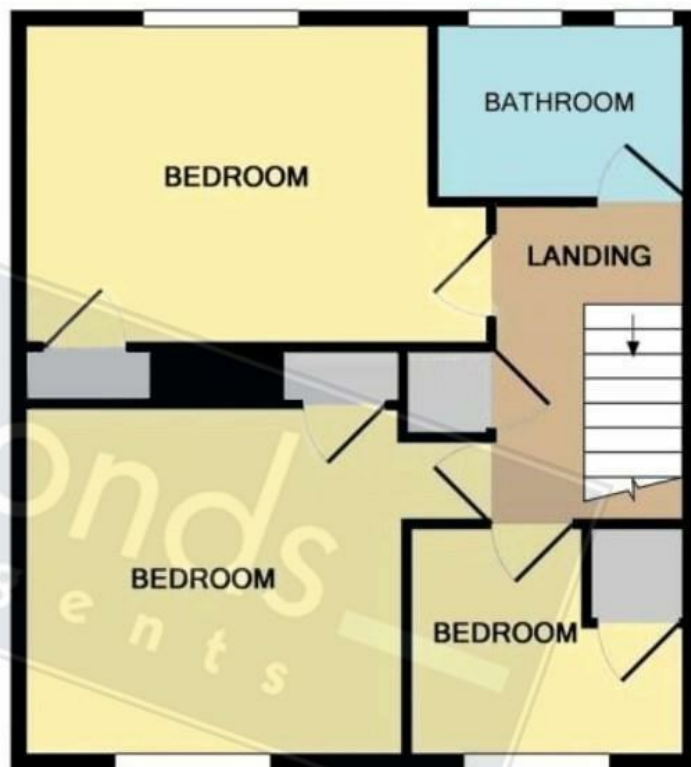
## Additional Information

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

**Floor Area** - 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		
	72	86
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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