



78 Bedale Avenue
Billingham

£170,000

FREEHOLD

**** BEAUTIFULLY PRESENTED EXTENDED THREE BEDROOM END TERRACED HOUSE WITH STUNNING GARDENS **** We are delighted to offer for sale this exceptional property in a sought after area of Billingham close to all major road links and local amenities and schools. Benefitting from UPVC double glazing and gas combi central heating this house has been maintained to a very high level with an extended modern kitchen and modern bathroom. The living accommodation briefly comprises; Entrance hallway, lounge, kitchen/diner to the ground floor with three first floor bedrooms and family bathroom. There is a stunning large South West facing back garden with an ample lawn garden and block paved driveway to the front. Council Tax band A £1660.58pa. Energy Ratig: C-70. **** EARLY VIEWING IS HIGHLY RECOMMENDED! ****



- Three Bedrooms • End Terraced House • Beautifully Presented Throughout • Stunning Gardens • Driveway & Garage

ENTRANCE HALLWAY

LOUNGE

16'4" x 11'4"

Front aspect UPVC double glazed bow window and rear aspect UPVC double glazed French doors to garden. Feature fireplace with inset electric fire, coving and two radiators

DINING ROOM

10'3" x 11'4"

Front aspect UPVC double glazed bow window, coving, radiator and arch to kitchen

KITCHEN/DINER

13'1" x 13'1"

Rear aspect UPVC double glazed window and side aspect UPVC door. A range of base & wall units with wood effect rolled worksurfaces and matching upstand incorporating stainless steel sink and mixer tap. Gas hob with electric oven below and extractor hood over, integrated dishwasher and space for washer, dryer and fridge freezer. Laminate flooring, coving, radiator and large under stair cupboard.

LANDING

Rear aspect UPVC double glazed window, airing cupboard housing Baxi combi boiler. Access to loft.

BEDROOM ONE

11'2" x 11'6"

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

BEDROOM TWO

8'6" x 11'5"

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

BEDROOM THREE

7'4" x 8'5"

Rear aspect UPVC double glazed window, and a radiator. wardrobes, cupboard

BATHROOM/WC

Rear aspect UPVC double glazed window. Modern white suite comprising; Panel enclosed bath with thermostatic mixer shower over, vanity wash basin and low level WC. Part tiled walls, tiled flooring, chrome heated towel rail and an extractor fan.

EXTERNALLY

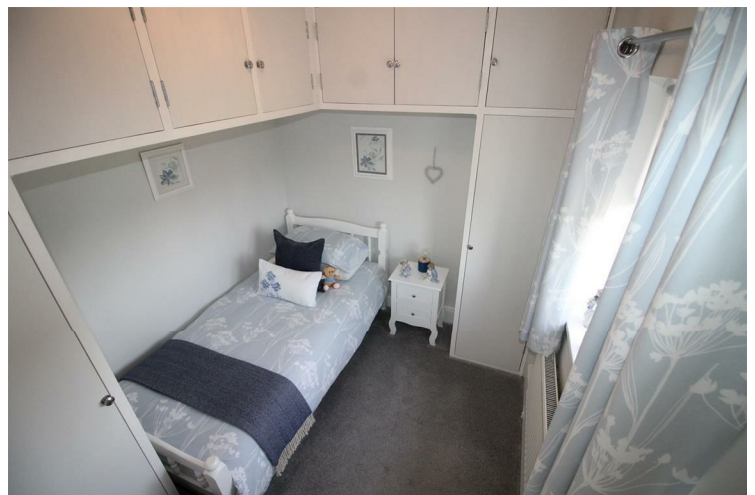
There is a lawn garden to the front of the property with a block paved parking area and driveway leading to a detached garage via wrought iron gates. To the rear is a South West facing large garden with block paved patio area with circular feature area, two lawns and three sheds.



- UPVC Double Glazing & Gas Combi Heating • Council Tax Band A £1660.58pa • Energy Rating: C-70 • EARLY VIEWING HIGHLY RECOMMENDED !!!



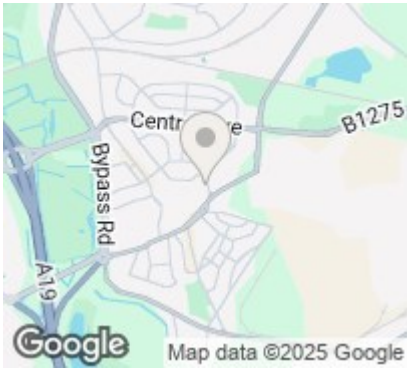




Additional Information

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

Floor Area - sq ft
Tenure - Freehold



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		
	70	84
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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