



36 Bielby Avenue, Billingham







## 36 Bielby Avenue

Billingham

Offers Invited Between £210,000 and £220,000

Presenting a truly desirable opportunity for growing families, this stunning three-bedroom detached house is now available in a sought-after location. Boasting a south-facing rear garden, this property offers an abundance of natural light and a sense of tranquillity. A generous driveway provides ample off-road parking, ensuring convenience for multiple vehicles.

Upon entering, you will be greeted by an inviting entrance hall, leading to a spacious lounge that is perfect for relaxation and entertainment. A garden room extends the living space, creating a versatile area. The well-appointed kitchen diner offers a delightful space for culinary exploration and sociable dining experiences.

Ascending the staircase, you will discover a bright landing leading to a family bathroom and three generously sized bedrooms, all of which are beautifully presented.

Noteworthy features of this property include a gas combi boiler installed in 2021, providing efficient central heating throughout, as well as UPVC double glazing for added comfort and energy efficiency.





Additionally, this house benefits from solar panels, promoting eco-friendly living and reducing energy costs. Completing the picture, a low-maintenance garden awaits at the rear, offering an enjoyable space for outdoor activities.

In summary, this wonderful three-bedroom detached house combines modern convenience, stylish living, and a sought-after location. Early viewing is highly recommended to avoid disappointment.

Council Tax band: C

Tenure: Freehold

#### Entrance Hall

#### Lounge

16' 9" x 10' 0" (5.11m x 3.04m)

#### Kitchen

19' 4" x 12' 0" (5.89m x 3.65m)

#### Garden Room

7' 4" x 14' 6" (2.24m x 4.42m)

#### Landing

#### Bathroom

6' 9" x 5' 5" (2.06m x 1.64m)

#### Bedroom One

11' 6" x 13' 2" (3.50m x 4.02m)

#### Bedroom Two

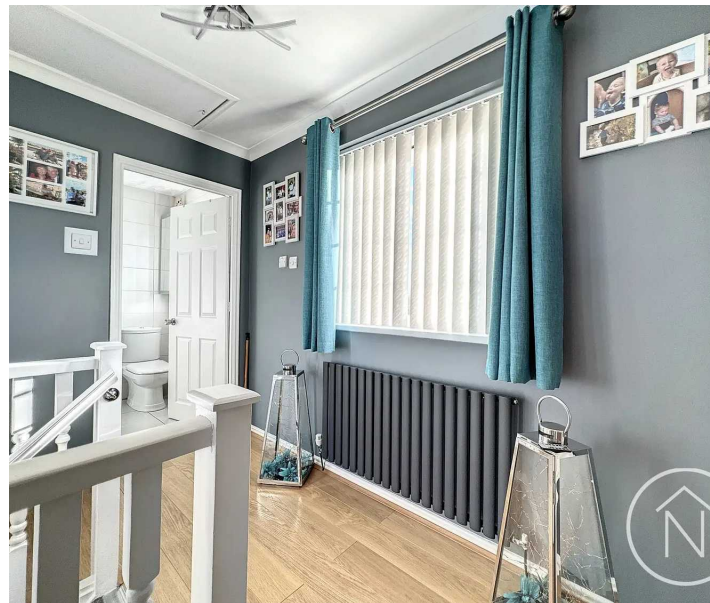
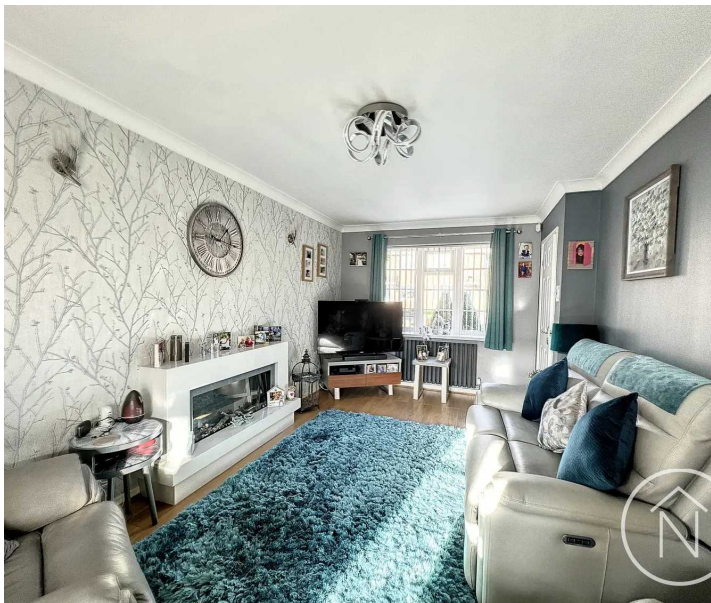
11' 3" x 8' 7" (3.43m x 2.62m)

#### Bedroom Three

6' 8" x 7' 1" (2.04m x 2.15m)



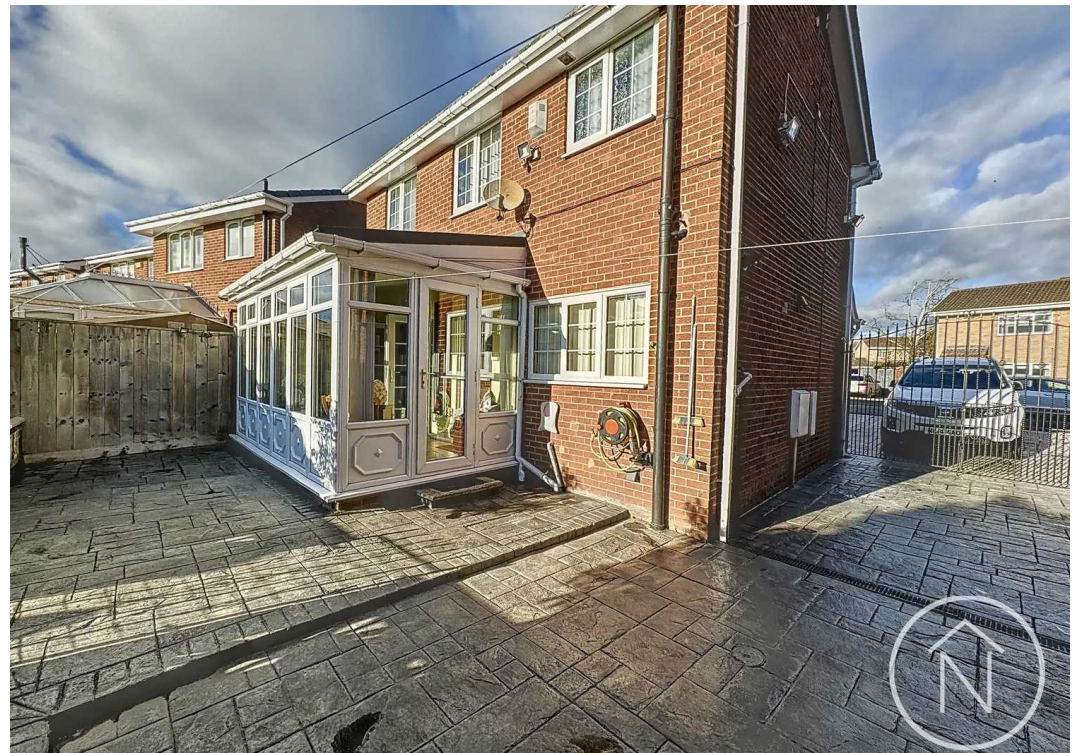
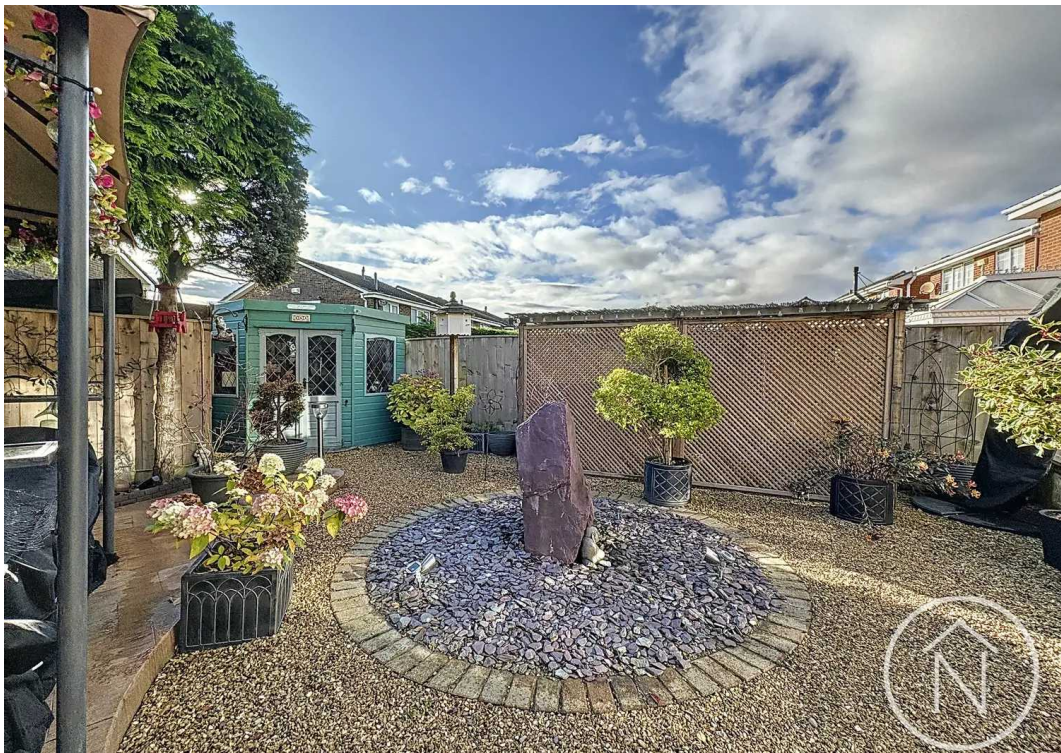
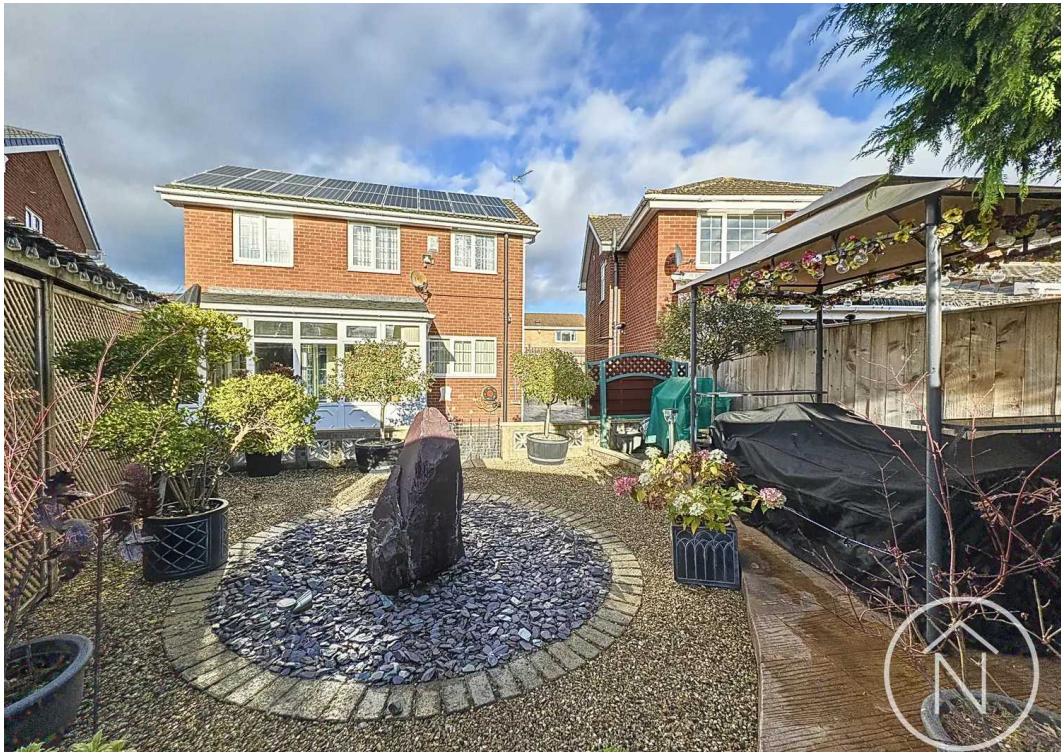








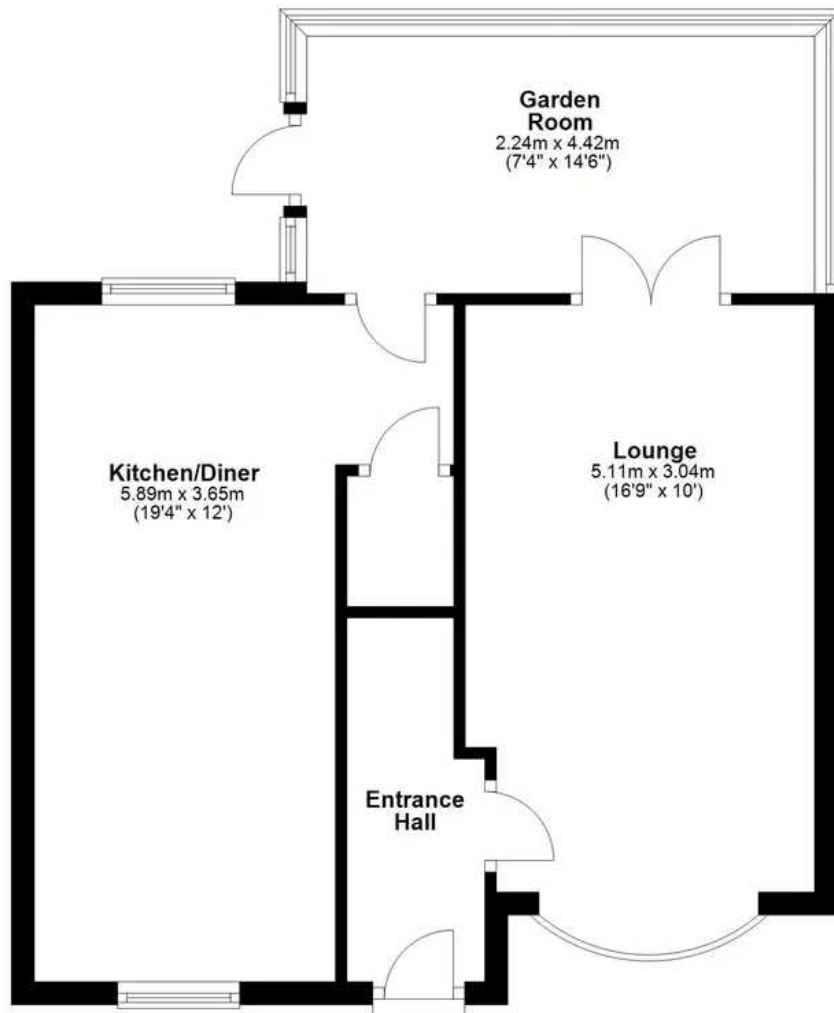






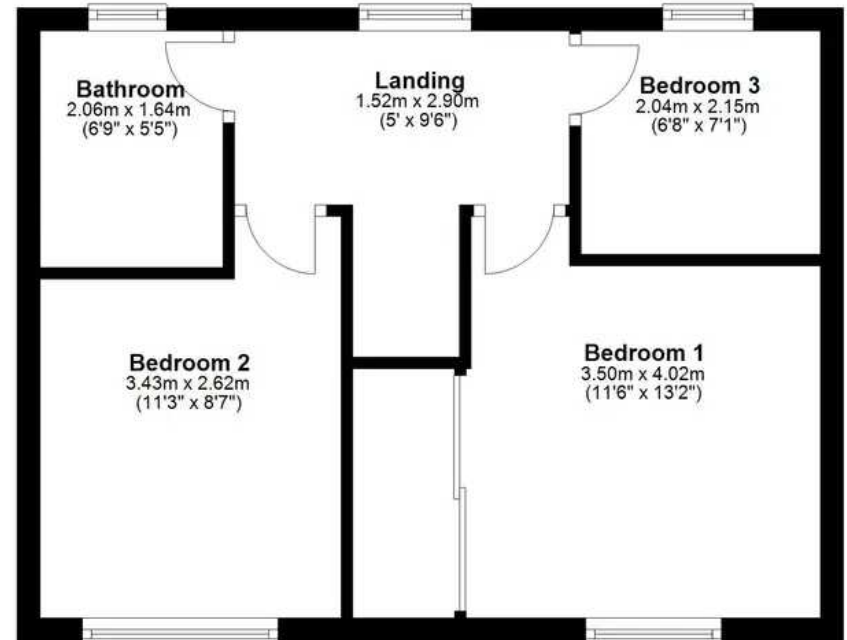
### Ground Floor

Approx. 48.4 sq. metres (520.7 sq. feet)



### First Floor

Approx. 35.1 sq. metres (377.8 sq. feet)



Total area: approx. 83.5 sq. metres (898.5 sq. feet)

floor plan(s) by Northgate® for illustration purpose only all measurements are approximate.  
Plan produced using PlanUp.





## Northgate - Teesside

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