



49 Pentland Avenue

Billingham, Stockton, TS23 2PN

Offers in excess of £110,000



Welcome To Pentland Avenue, Billingham - A Charming Property That Could Be Your Next Dream Home! Perfect For A Small Family Or A Couple Looking For A Cozy Space To Call Their Own. Or Even A Buy To Let Investment With The Potential To Achieve Around £650-£700pcm.

One Of The Highlights Of This House Is The Loft Room With A Velux Window, Offering A Versatile Space That Could Be Used As A Home Office, Or A Playroom - The Possibilities Are Endless! The Composite Entrance Door Adds A Touch Of Elegance To The Property, Welcoming You In Style.

The Generous Size Recently Re-Fitted Bathroom Features A Stylish White Suite, Providing A Modern And Sleek Look To The Home. Imagine Relaxing In A Bubble Bath After A Long Day In This Beautiful Space!

Step Outside To Discover The Large Rear Garden, Offering Privacy And A Peaceful Retreat From The Hustle And Bustle Of Everyday Life. The Garden Is Not Overlooked, Ensuring You Can Enjoy Outdoor Gatherings With Friends And Family In Seclusion.



Location

From The Causeway, Turn Onto Pentland Avenue, The Property Is Located On The Left-Hand Side.

Pentland Primary School - 1 Minute Walk
St Michael's Catholic Academy - 5 Minute Drive, 24 Minute Walk, 8 Minute Cycle
Northfield School - 6 Minute Drive, 36 Minute Walk, 9 Minute Cycle
Forum Theatre, Gym/Swim & Town Centre - 7 Minute Walk
John Whitehead Park & Cafe - 9 Minute Walk

Distance Times Estimated Using Google Maps.

Entrance Hallway

Entrance Leads To Lounge & Staircase To The First Floor.

Lounge

Feature Fireplace, uPVC Double Glazed Window, Radiator.

Kitchen/Diner

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Storage Cupboard, Space For Appliances, Space For Table & Chairs, Radiator, uPVC Double Glazed Window & Door To The Rear.

First Floor Landing

Access To Bedrooms, Bathroom & Loft Via Hatch.

Bedroom One

uPVC Double Glazed Window, Radiator.

Bedroom Two

uPVC Double Glazed Window, Radiator.

Family Bathroom

Fitted With A White Suite Comprising; Hand Wash Basin, Panelled Bath With Shower & Screen, W/C, uPVC Double Glazed Window, Radiator.

Loft Room

Velux Window, Pull Down Ladder, Power Supply.

Energy Efficiency Rating - E

The Full Energy Certificate Is Available On Request.

Property Information

Tenure: Freehold
Local Authority: Stockton Borough Council
Listed Status: Not Listed
Conservation Area: No
Tree Preservation Orders: None
Tax Band: A
Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
Broadband Delivered To The Property: Cable
Non-Standard Construction: Believed To Be Of Standard Construction
Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
Flooding Issues In The Last 5 Years: None
Accessibility: Two Storey Dwelling. No Accessibility Modifications
Cladding: None
Planning Issues: None Which Our Clients Are Aware Of
Coastal Erosion: None
Coal Mining In The Local Area: None

Disclaimer

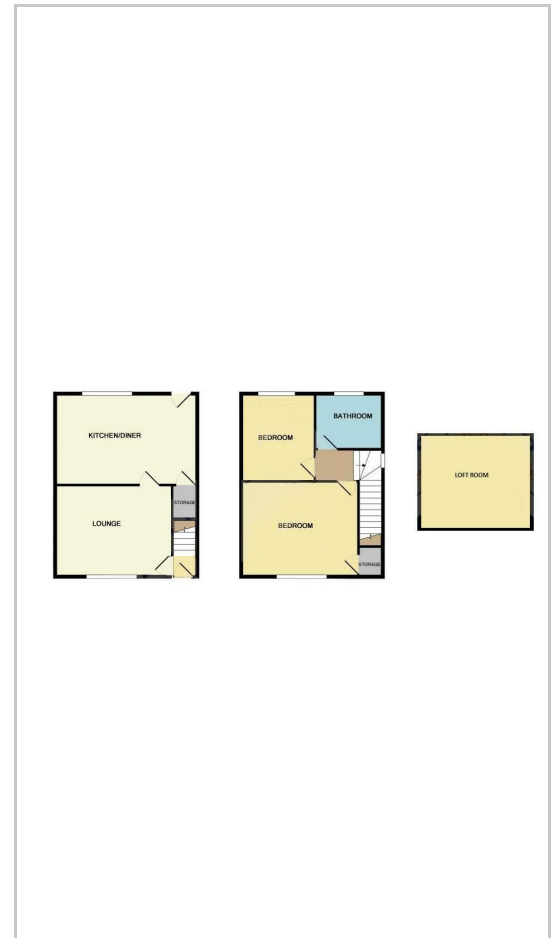
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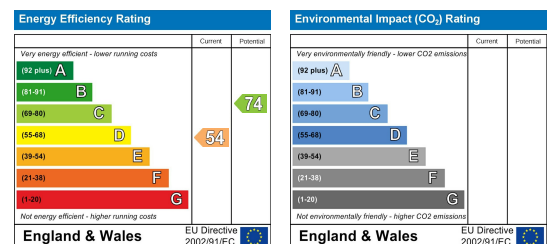
Area Map



Floor Plans



Energy Efficiency Graph



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