



## 45 Pentland Avenue

, Billingham, TS23 2PN

**Offers in excess of £110,000**



For Sale With The Advantage Of No Onward Chain & Vacant Possession - This Property Would Make An Ideal First Purchase or Buy-To-Let Investment, Ready To Move Straight Into. With Three Well-Proportioned Bedrooms, Making It An Ideal Home For Families Or Those Seeking Extra Space.

One Of The Standout Features Of This Home Is The Extended Ground Floor Bathroom, Which Has Been Thoughtfully Designed To Provide Easy Of Access For Anyone With Mobility Restrictions. The Property Has Recently Been Re-Decorated Throughout, Ensuring A Fresh And Modern Feel That Allows You To Move Straight In Without The Need For Any Immediate Renovations. New Carpets Have Been Laid Throughout The Home, Adding A Touch Of Warmth And Elegance To Each Room.

The Modern Kitchen Is A Highlight, Complete With A Breakfast Area That Invites Casual Dining And Family Gatherings. This Space Is Perfect For Those Who Enjoy Cooking And Entertaining, Providing A Functional





Full Description

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.

Note

Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations:In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

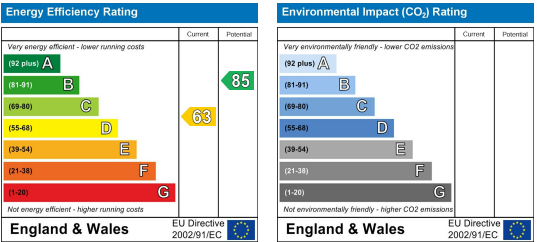
Area Map



Floor Plans



Energy Efficiency Graph



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