



23 Aston Road, Tividale

Offers In Region Of £220,000

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- BEAUTIFULLY PRESENTED SEMI DETACHED HOME
- FULL WIDTH CONSERVATORY
- BREAKFAST BAR SEATING AREA
- LOW MAINTENANCE REAR GARDEN
- CLOSE PROXIMITY TO SCHOOLS AND LOCAL AMENITIES
- IDEAL FIRST TIME BUY
- UPDATED KITCHEN
- NEW TWO CAR DRIVE ADDED IN 2022
- OUTDOOR BAR AND SEATING AREA
- MOVE-IN READY



SUPER SEMI IS MOVE-IN READY Located at this convenient address for local schools and amenities, this **BEAUTIFULLY PRESENTED** semi detached home **MUST BE SEEN!** Set behind a newly laid **DRIVEWAY** (installed in 2022) providing parking for two cars, the ground floor comprises welcoming entrance hall with ample **LIVING ROOM**, updated **KITCHEN**, complete with breakfast bar seating and picture window looking out to an exceptional **FULL-WIDTH CONSERVATORY** and garden beyond.; whilst to the first floor, there is are two **GOOD SIZED** bedrooms and a **HOUSE BATHROOM**. Outside, we find a fabulous, southerly facing **LOW MAINTENANCE** rear garden to include an **OUTDOOR BAR** and seating area - perfect for entertaining during the summer months! Ideal for those first time buyers out there - this house is a must-see! **FREEHOLD - EPC=D - COUNCIL TAX=B**

CALL TO BOOK YOUR PERSONAL VIEWING OR BOOM ON-LINE 24/7 VIA OUR WEBSITE.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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 are advised to recheck the measurements.