



Rawlinson Avenue, Billingham, TS23 1JG

welcome to

Rawlinson Avenue, Billingham

Attention Investors and first time buyers alike! A spacious, three bedroom semi detached family home, enjoying a generous sized side and rear garden.

Entrance Hall

Entered via double glazed door to side, double glazed window to side, built in storage cupboard, stairs to first floor, radiator and doors to lounge and WC.

Cloakroom

Double glazed window to rear, low level low flush WC and laminate floor.

Lounge

15' 5" x 14' 2" (Not inc bay window) (4.70m x 4.32m (Not inc bay window))
Double glazed bay window to front, TV point, coving and gas fire with surround.

Kitchen

15' 11" x 7' 8" (4.85m x 2.34m)
Double glazed window to rear, double glazed door to rear, laminate floor, gloss wall and base units with contrasting working surfaces, incorporating breakfast bar, matching upstands, sink/drainers with mixer tap, space for cooker, plumbing for washing machine, plumbing for dishwasher and space for fridge/freezer.

Landing

Split level staircase, double glazed window to rear and loft access.

Bedroom 1

14' 1" x 12' 2" (4.29m x 3.71m)
Double glazed window to front, fitted wardrobe housing combi boiler, built in over stair storage cupboard and radiator.

Bedroom 2

10' x 8' 5" (3.05m x 2.57m)
Double glazed window to front, built in storage cupboard and radiator.

Bedroom 3

7' 9" x 8' 2" (2.36m x 2.49m)
Double glazed window to rear and radiator.

Bathroom

Double glazed window to rear, panel bath with shower over, pedestal wash hand basin, low level low flush WC and part tiled walls.

Externally

Front Garden

Lawned garden to front, with gated access to

Rear Garden

A good sized, side and rear garden, mainly laid to lawn with patio area.





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welcome to

Rawlinson Avenue, Billingham

- EXCELLENT INVESTMENT
- GREAT FIRST TIME BUYER PROPERTY
- BRILLIANT LOCATION
- THREE BEDROOMS
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

£100,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
BIL108803 - 0002

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