



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.

##Invalid Field Name##

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/drainer 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.



view this property online mannersandharrison.co.uk/Property/BIL108803



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

£90,000



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

view this property online mannersandharrison.co.uk/Property/BIL108803



Property Ref:
BIL108803 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01642 555888



Billingham@mannersandharrison.co.uk



2 Town Square, BILLINGHAM, Cleveland, TS23 2LY



mannersandharrison.co.uk