



Tunstall Avenue, Billingham, TS23 3SP

welcome to

Tunstall Avenue, Billingham

Oozing a stunning kerb appeal, is this exceptional, three bedroom dormer property, offering a fabulous amount of living space. Tunstall Avenue is also really conveniently placed for a range of local shops and amenities.

Entrance Hall

Entered via double glazed composite door, wood flooring, doors to the lounge, bedroom three and bathroom/W/C, stairs to first floor and radiator

Lounge

19' 9" x 10' 11" (max) (6.02m x 3.33m (max))

Double glazed window to front, Double glazed french door to rear, radiator, coal effect gas fire with decorative surround.

Kitchen

11' 6" (max) x 7' 5" (max) (3.51m (max) x 2.26m (max))

Range of gloss wall and base units with complimentary working surfaces, stainless steel sink and draining board with mixer tap, built in electric oven, and microwave, with gas hob. Plumbing for washing machine, integrated fridge/freezer, double glazed window to rear, double glazed door to side, built in pantry, spot lighting, wood flooring.

Garden Room

14' (max) x 7' 7" (max) (4.27m (max) x 2.31m (max))

Laminate flooring, radiator, double glazed french doors to rear in to the garden, double glazed patio doors to dining room

Dining Room

17' 7" (max) x 7' 5" (max) (5.36m (max) x 2.26m (max))

Spotlighting, double glazed window to side.

Bedroom 3

8' 5" (max) x 7' 1" (max) (2.57m (max) x 2.16m (max))

Double glazed window to side, under stairs storage cupboard, radiator, wood flooring.

Bathroom

P shaped bath with wall mounted shower over, with glass screen, wash hand basin, low level low flush W/C, double glazed window to side, spot lighting, extractor fan, part tiled walls and vinyl flooring.

First Floor Landing

Loft access, two door storage cupboard housing Vaillant Combi Boiler.

Bedroom 1

13' 10" (max) x 10' 11" (max) (4.22m (max) x 3.33m (max))

Double glazed window to front, built in storage cupboard, radiator, restricted head height.

Bedroom 2

11' (max) x 8' 6" (max) (3.35m (max) x 2.59m (max))

Double glazed window to side, storage in eaves to two sides, radiator, restricted head height.

Externally

Front Garden

A stunning and well kept walled garden, with shaped lawn and beautifully planted flower beds, imprinted driveway with gated access to small concrete area leading to the garden room.

Rear Garden

Enclosed, beautifully kept, with a patio area, decking area, lawn and pebbles, shaped pathway, planted flower beds, outside tap, storage shed.





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welcome to

Tunstall Avenue, Billingham

- WONDERFUL KERB APPEAL
- SPACIOUS LIVING SPACE
- GARDEN ROOM
- MULTIPLE RECEPTION ROOMS
- DELIGHTFUL GARDENS AND OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

£170,000



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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