



Pentland Avenue, Billingham, TS23 2RQ

welcome to

Pentland Avenue, Billingham

Conveniently located for local schools, town centre and a whole host of local amenities is this well proportioned, two bedroom inner terrace home.

Entrance Hall

Double glazed door to front, stairs to first floor, radiator and door leading to:

Lounge

14' 9" (Maximum) x 11' 7" (4.50m (Maximum) x 3.53m)
Double glazed window to front, TV point, laminate floor, 1/2 height wall panelling and gas fire with wooden surround.

Kitchen

13' x 8' (3.96m x 2.44m)
Fitted kitchen with wall and base units with rolled edge working surfaces, part tiled walls, built in electric oven, gas hob, stainless steel 1 1/2 sink/drainer with swan neck mixer tap and vinyl flooring. Double glazed window to rear, double glazed door to rear, built in understair storage cupboard, door to utility, radiator,

Utility Room

8' (Maximum) x 4' 9" (Maximum) (2.44m (Maximum) x 1.45m (Maximum))
Double glazed window to rear. space for fridge/freezer, plumbing for washing machine and rolled edge working surface.

Landing

Loft access.

Bedroom 1

15' 9 x 9' 6" (Into alcove not inc recess) (4.57m 9 x 2.90m (Into alcove not inc recess))
Two double glazed windows to front, walk in wardrobe and radiator.

Bedroom 2

10' 2" x 9' (3.10m x 2.74m)
Double glazed window too rear and radiator.

Bathroom

Double glazed window to rear, part tiled walls, tiled floor, wash hand basin with mixer tap, low level low flush WC, heated towel rail, panel bath with central mixer tap and shower attachment.



Externally

Front Garden

Lawned and gravelled garden to front, shared access alleyway and gated access to rear.

Rear Garden

Large enclosed rear garden which is mostly laid to lawn.



view this property online mannersandharrison.co.uk/Property/BIL108872



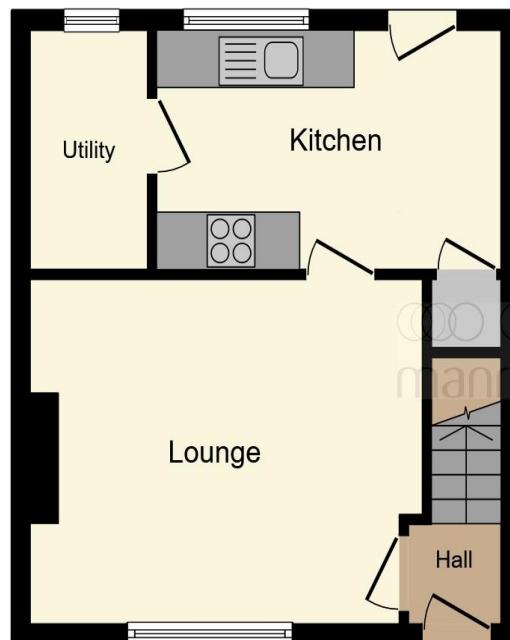
welcome to

Pentland Avenue, Billingham

- CONVENIENTLY LOCATED
- WELL PROPORTIONED
- UTILITY ROOM
- WALK IN WARDROBE
- GENEROUS REAR GARDEN

Tenure: Freehold EPC Rating: D

£85,000



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/BIL108872



Property Ref:
BIL108872 - 0002

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