



Rudston Avenue, Billingham TS22 5BW

welcome to

Rudston Avenue, Billingham

Located in the highly sought-after Wolviston Court estate, this extended and exceptionally spacious four-bedroom semi-detached family home is perfectly designed for modern living! This flows naturally into fitted kitchen, creating a harmonious space for family gatherings and entertaining!

Entrance Hall

Double glazed door and window to front, radiator, laminate flooring, stairs to first floor, under stairs built in storage cupboard.

Lounge/Diner

26' 1" (max) x 11' 9" (max) (7.95m (max) x 3.58m (max))
Double glazed bow window to front, TV point, attractive fire place, marble inset and hearth, internal french door into dining area.and double glazed french doors to rear onto the rear garden.

Dining Area

9' 4" x 8' 5" (2.84m x 2.57m)
Double glazed window to rear, radiator, open to kitchen, built in under stairs storage cupboard.

Kitchen Area

14' 4" x 10' 6" (4.37m x 3.20m)
Range of wall and base units with contrasting working surfaces, part tiled walls, 1 1/2 stainless steel sink with draining board and mixer tap, built in double electric oven, built in microwave, electric hob with stainless steel extractor over, plumbing for dishwasher, and washing machine, integrated fridge/freezer, double glazed window to rear, double glazed door to side, tiled flooring, personnel door to garage.

Landing First Floor

Loft access, built in storage cupboard housing vaillant combi boiler.

Bedroom 1

18' 3" x 11' 11" (max inc robes) (5.56m x 3.63m (max inc robes))
Two double glazed windows to front, two radiators, built in storage cupboard over bulk head, fitted three door sliding wardrobe.

Bedroom 2

12' 4" (max) x 11' 2" (3.76m (max) x 3.40m)
Double glazed window to rear, radiator.

Bedroom 3

14' 1" x 10' 9" (max) (4.29m x 3.28m (max))
Double glazed window to front, radiator.

Bedroom 4

13' 3" (max) x 9' 6" (max) (4.04m (max) x 2.90m (max))
Double glazed widow to rear, radiator, loft hatch, laminate flooring.

Bathroom

Panel bath with mixer tap and over head shower, wash hand basin with mixer tap on vanity unit, low level low flush WC, chrome heated towel rail, double glazed window to rear, panelled walls and ceiling, laminate flooring, spotlights.





Externally

Front Garden

Walled front to a lawned garden, driveway to single garage.

Rear Garden

Enclosed, laid to a mix of lawn, decking area, artificial lawn with fenced borders.

Garage

Up and over style door to front, power, lighting.



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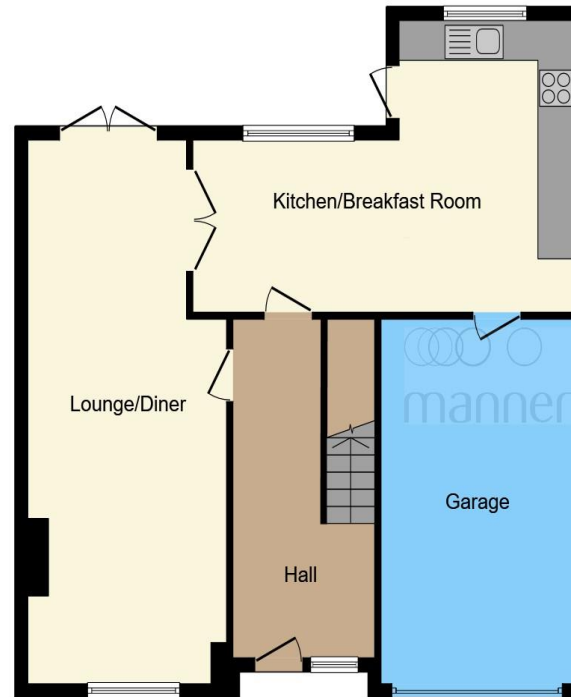
welcome to

Rudston Avenue, Billingham

- PERFECT FAMILY HOME
- FITTED KITCHEN
- FOUR BEDROOMS
- DRIVEWAY
- GARAGE

Tenure: Freehold EPC Rating: C

£215,000



Ground Floor



First Floor

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