



Middleton Avenue, Billingham TS22 5HL

welcome to

Middleton Avenue, Billingham

Located in the highly sought-after Wolviston Court Estate, this extended four-bedroom semi-detached family home offers spacious and versatile accommodation throughout with the benefits of a brand new Wren fitted kitchen and 2 recently renovated bathrooms.

Entrance Hall

Double glazed door and window to front, recently installed radiator in December 2024, recently fitted carpets also in December 2024, stairs to first floor, built in under stairs storage cupboard, door to lounge/diner.

Lounge/Diner

23' 11" x 12' 1" (max) (7.29m x 3.68m (max))
Double glazed window to front and rear, TV point, two recently installed radiators in December 2024 and carpet also fitted in December 2024, coved corning, arch between lounge area and dining area, door to kitchen.

Kitchen

10' 6" (max) x 8' 10" (3.20m (max) x 2.69m)
Wren kitchen Installed in December 2024, Modern light grey wall and base units with contrasting working surfaces and matching upstands, 1 1/2 stainless steel sink and draining board with mixer tap, built in, eye level, electric oven, electric hob, stainless steel extractor over, space for fridge/freezer, plumbing for washing machine, vinyl flooring installed in December 2024, double glazed window to rear, door to family room.

Family Room

10' 8" x 7' 8" (3.25m x 2.34m)
Double glazed french doors to rear, TV point, radiator installed in December 2024, personnel door to garage.

Landing

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

Bedroom 1

11' 9" (max inc entrance) x 11' (3.58m (max inc entrance)

x 3.35m)

Double glazed window to rear, radiator installed in December 2024.

Bedroom 2

11' 9" (max) x 10' 7" (max) (3.58m (max) x 3.23m (max))
Double glazed window to front, radiator installed in December 2024.

Bedroom 3

10' 6" x 7' 8" (3.20m x 2.34m)
Double glazed window to front, radiator installed in December 2024.

En-Suite/2nd family shower/wc

Fitted in December 2024, Enclosed shower, low level low flush WC, pedestal wash hand basin with mixer tap, part tiled wall panelling, vinyl flooring installed in December 2024, extractor fan, radiator installed in December 2024, double glazed window to rear.

Bedroom 4

6' 11" (max) x 7' 5" (max) (2.11m (max) x 2.26m (max))
Double glazed window to front, radiator installed in December 2024.

Bathroom

Fitted in December 2024, P shaped bath with mixer tap, over head shower with glass screen, wash hand basin with mixer tap on vanity unit, low level low flush WC, chrome heated towel rail, part wall panelling, double glazed window to side and rear, extractor fan, vinyl flooring installed in December 2024.





Externally

Front Garden

Walled garden, to front, laid to lawn, wide driveway to front, leading to single garage, double gates lead to further parking and the good sized rear garden.

Rear Garden

Laid to a mix of lawn, decking and patio area.

Garage

Up and over door to front, power and lighting.



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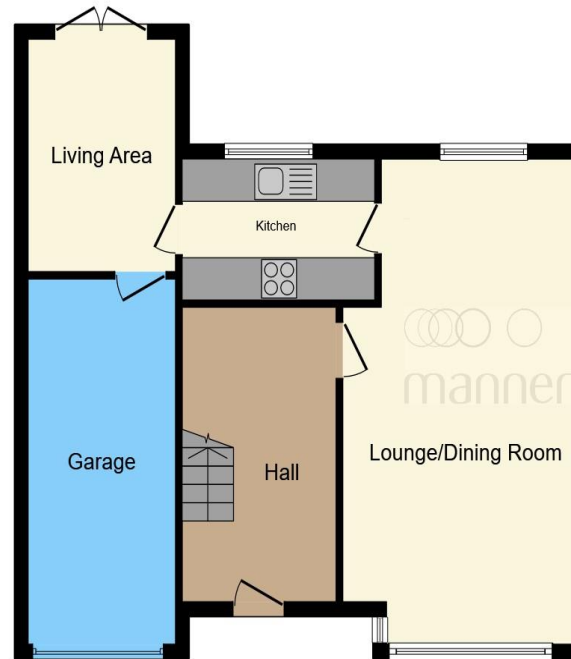
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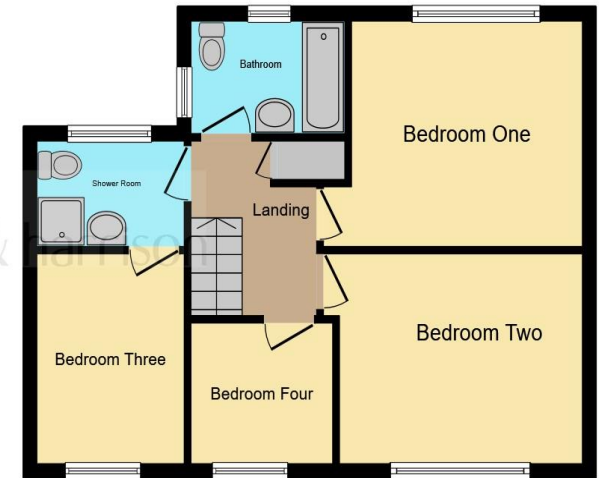
- EXTENDED
- LOCATED IN WOLVISTON COURT
- EN-SUITE
- NO FORWARD CHAIN
- GARAGE

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£195,000



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:
BIL109173 - 0008

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