



**Central Avenue, Billingham TS23 1LS**



**welcome to**

## **Central Avenue, Billingham**

Offering the opportunity to put your own stamp on, this well maintained and presented three bedroom, end of terrace family home offers a spacious living space and is ideal for a range of buyers

### **Entrance Hall**

Double glazed door to front, stairs to first floor, doors to lounge and kitchen/diner

### **Lounge**

16' 5" x 11' 5" (max) ( 5.00m x 3.48m (max) )  
Double glazed window to front, TV point, radiator, attractive coal effect fire and surround and double glazed patio door into conservatory, .

### **Conservatory**

13' (max) x 10' 7" (max) ( 3.96m (max) x 3.23m (max) )  
On dwarf wall, UPVC construction, ceiling light and fan, radiator.

### **Kitchen/Diner**

14' 9" (max) x 16' 4" (max) ( 4.50m (max) x 4.98m (max) )  
A range of white wall and base units with contrasting working surfaces, part tiled walls, stainless steel sink and draining board with mixer tap, built in electric oven and hob, space for fridge/freezer, plumbing for washing machine, wall mounted baxi combi boiler in wall unit, double glazed window to front, double glazed window and door to rear, radiator, under stairs storage area, part tiled flooring.

### **Landing**

Double glazed window to rear.

### **Bedroom 1**

11' 1" x 10' 4" (max inc robes) ( 3.38m x 3.15m (max inc robes) )  
Double glazed window to front, built in storage cupboard, radiator, suspended ceiling, fitted wardrobes and overbed storage.

### **Bedroom 2**

9' 5" (to front of robes) x 8' 7" ( 2.87m (to front of robes) x

2.62m )

Two door fitted sliding mirrored wardrobes, double glazed window to front, radiator, suspended ceiling and loft access.

### **Bedroom 3**

8' 4" x 7' 5" ( 2.54m x 2.26m )  
Double glazed window to rear, suspended ceiling, radiator.

### **Bathroom**

Double size shower, wash hand basin with mixer tap, low level low flush WC on vanity unit, double glazed window to rear, chrome heated towel rail, fully tiled walls and flooring, spotlights, suspended ceiling.





## Externally

### Front Garden

A walled and wrought iron gated front, with block paving providing off street parking

### Rear Garden

Generously sized, laid mainly to patio/block paving, really useful shed/workshop with power and lighting, multi-use home office.

### Art Studio/Versatile Use

13' 5" x 7' 3" ( 4.09m x 2.21m )

Window to side and rear, power and lighting.



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## Central Avenue, Billingham

- IDEAL FOR A RANGE OF BUYERS
- CONSERVATORY
- DRIVEWAY
- HOME OFFICE
- SPACIOUS REAR GARDEN

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

**£130,000**



**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](http://www.focalagent.com)

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