









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' $\overline{7}$ " (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" \times 10' 4" (max inc robes) (3.38m \times 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.







welcome to

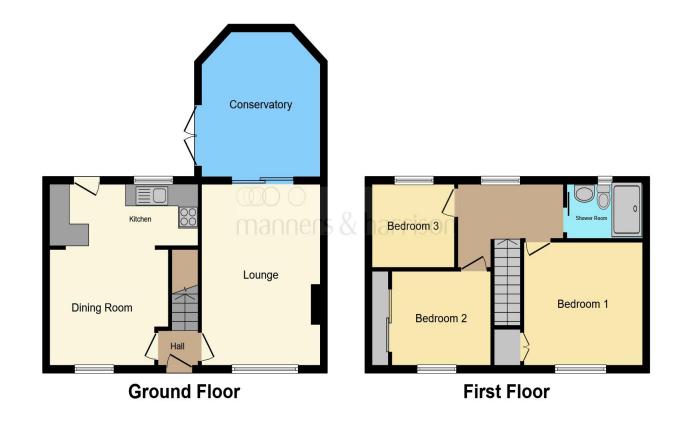
Central Avenue, Billingham

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

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£130,000



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/BIL109172



Property Ref: BIL109172 - 0006 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



01642 555888



Billingham@mannersandharrison.co.uk



2 Town Square, BILLINGHAM, Cleveland, TS23 2LY



mannersandharrison.co.uk

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.