



Tunstall Avenue, BILLINGHAM TS23 3QD

welcome to

Tunstall Avenue, BILLINGHAM

Further benefits include double glazing and gas central heating, ensuring year-round comfort. Ideally suited for family living, this home offers an excellent opportunity to settle in a desirable and convenient location.

Entrance Hall

Double glazed composite door and two side windows to the front, stairs to first floor, radiator, doors to lounge and kitchen.

Lounge

13' 6" x 11' 11" (not inc alcove or bay) (4.11m x 3.63m (not inc alcove or bay))

Double glazed bay window to front, coal effect gas fire and attractive surround, TV point, radiator, wall lights, attractive surround, door into dining room.

Dining Room

10' 7" x 9' 9" (3.23m x 2.97m)

Double glazed french doors to rear and radiator

Kitchen

11' 1" x 10' 3" (max) (3.38m x 3.12m (max))

Modern grey gloss wall and base units with contrasting working surfaces with matching upstands, grey sink and draining board and stainless steel mixer tap, built in electric oven, microwave, grill, induction hob with extractor over, integrated fridge/freezer, plumbing and integrated washing machine and integrated dish washer, wall mounted combi boiler in wall unit, double glazed window to rear, double glazed door to side, door into dining room.

Landing

Double glazed window to side, loft access.

Bedroom 1

13' 11" (max into bay) x 11' 1" (to front of robes+entrance) (4.24m (max into bay) x 3.38m (to front of robes+entrance))

Fitted 4 door sliding wardrobes, radiator, double glazed bay window to front.

Bedroom 2

12' 11" x 9' 2" (max) (3.94m x 2.79m (max))

Double glazed window to rear, built in storage cupboard, two, two door built in wardrobes, radiator.

Bedroom 3

8' 11" (max) x 7' 11" (max) (2.72m (max) x 2.41m (max))

Built in storage cupboard built over bulk head, double glazed window to front, radiator.

Bathroom

P shaped bath and mixer tap, shower attachment and glass screen, pedestal wash hand basin with mixer tap, tiled walls, chrome heated towel rail.

Separate Wc

Tiled walls, double glazed window to side, low level low flush WC.



Externally

Front/side Garden

Walled garden to front, laid to lawn, gated access to side garden which is laid to lawn with garden shed. (Opportunity to extend, subject to planning and permissions.)

Rear Garden

Gated access into rear garden, laid to lawn with mature planting, patio area, personnel door to garage.

Garage

Power and lighting, double glazed window to side, remote control up and over door to front, double glazed door to side.

Parking

Parking for one car in front of the garage



view this property online mannersandharrison.co.uk/Property/BIL109191



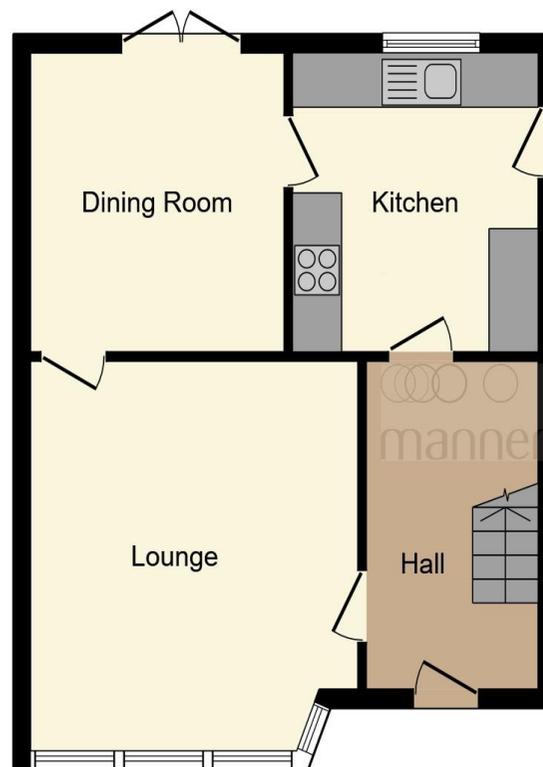
welcome to

Tunstall Avenue, BILLINGHAM

- THREE-BED FAMILY HOME
- TWO RECEPTIONS
- MODERN FITTED KITCHEN
- FRONT AND REAR GARDENS
- GARAGE

Tenure: Freehold EPC Rating: Awaited

£180,000



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/BIL109191



Property Ref:
BIL109191 - 0003

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