



Bielby Avenue, Billingham TS23 3YG

welcome to

Bielby Avenue, Billingham

From the moment you step inside, this charming and extended two-bedroom semi-detached home offers a warm, homely feel that's sure to appeal to a wide range of buyers.

Entrance Hall

Double glazed door to front, radiator, stairs to first floor, door to lounge.

Lounge

13' 7" x 10' 1" (max) (4.14m x 3.07m (max))

Double glazed window to front, feature fireplace, radiator, laminate flooring, TV point.

Open Plan Kitchen/Diner/Fam Area

19' 11" (max) x 18' 3" (max) (6.07m (max) x 5.56m (max))
L shaped room, modern fitted kitchen with contrasting working surfaces, part tiled walls, grey 1 1/2 sink and draining board with mixer tap, built in electric oven with hob and stainless steel extractor over, plumbing for washing machine, space for under counter fridge, space for dining table. TV point, two modern radiators, laminate flooring, double glazed window to rear, double glazed french doors to rear, 3 skylights, built in under stairs storage cupboard.

Utility Room

9' 7" (max) x 7' 3" (max) (2.92m (max) x 2.21m (max))

Double glazed window to front, wall units, working surfaces with plumbing for a washing machine, loft access, door to WC, radiator.

Cloakroom

Low level low flush WC, wash hand basin with mixer tap on vanity unit, modern wall panelling, extractor, laminate flooring.

Landing

Double glazed window to side, loft access.

Bedroom 1

12' 2" x 13' 2" (max) (3.71m x 4.01m (max))

Double glazed window to front, radiator, built in

storage cupboard.

Bedroom 2

9' 1" x 6' 9" (2.77m x 2.06m)

Double glazed window to rear, radiator.

Bathroom

Bath with mixer tap and hand held shower attachment, dual overhead shower and glass screen, pedestal wash and basin, grey heated towel rail, laminate flooring, double glazed window to rear.





Front Garden

Open plan lawn to front with driveway for two cars.

Rear Garden

Enclosed, laid to lawn and patio. A delightful area to enjoy, cosy corner seating area, raised flowerbed planters, outside tap and lighting.



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welcome to

Bielby Avenue, Billingham

- PERFECT FOR FIRST TIME BUYERS
- EXTENDED
- TWO BEDROOMS
- OPEN PLAN KITCHEN/DINING AREA/FAMILY AREA
- DRIVEWAY FOR 2 CARS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£155,000



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

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Property Ref:

BIL109251 - 0003

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