



West Avenue, Billingham TS23 1DA

welcome to

West Avenue, Billingham

Conveniently located for local amenities, schools and bus routes, with easy access to the A19, this home also benefits from double glazing and gas central heating, making it an ideal choice for families and young professionals seeking comfort, space and long term potential.

Entrance Porch

Double glazed door to side, double glazed window to front and side, door into:-

Entrance Hall

Stairs to first floor, laminate, doors to lounge and dining room

Lounge

16' 1" x 11' 9" maximum (4.90m x 3.58m maximum)
Double glazed window to front, double glazed french doors to conservatory, radiator.

Dining Room

10' 11" x 9' 10" (3.33m x 3.00m)
Double glazed window to front and side, laminate, built in understairs storage cupboard, radiator.

Kitchen

16' 5" maximum x 9' 11" maximum (5.00m maximum x 3.02m maximum)
Range of wall and base units and roll edge worktops with part tiled walls, white 1. 1/2 sink and drainer with swan neck mixer tap, built in electric oven and hob with extractor over, integrated dish washer, plumbing for washing machine, space for fridge freezer, tiled floor, wall mounted Worcester combination boiler, double glazed window to rear, radiator, double glazed door into conservatory.

Lean-To Style Conservatory

9' 9" maximum x 8' 3" maximum (2.97m maximum x 2.51m maximum)
Feature panelled wall, space for dining table.

First Floor Landing

Radiator.

Bedroom 1

16' 2" x 10' 8" (4.93m x 3.25m)
Measurements not including fitted wardrobes in both alcoves, double glazed window to front and rear, radiator, shaped roofline.

Bedroom 2

10' 11" x 9' 11" (3.33m x 3.02m)
Double glazed window to front and rear, loft access, shaped roofline, built in storage cupboard.

Nursery/Dresser/Home Office

8' 9" x 4' 10" (2.67m x 1.47m)
Double glazed window to rear, restricted head height due to roofline, radiator.

Bathroom

A spacious, modern suite, comprising of a freestanding bath and floor mounted mixer tap, enclosed double shower, wash hand basin and mixer tap on vanity unit, low level WC, chrome heated towel rail, spotlights, part tiled walls, tiled floor, double glazed window to rear and side.

Externally

Front Garden

A tall privet hedge to the front, with block paved driveway leading to the garage to the rear. Gated access leads into:-

Rear Garden

A delightful rear garden, enjoying a great level of privacy, laid to a mix of lawn with pebbled borders and attractive patio, outdoor light and tap.

Garage

Corrugated style garage, with personnel door to rear, up and over door to front. Ideal storage.





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welcome to

West Avenue, Billingham

- SPACIOUS
- FRONT & REAR GARDENS
- GARAGE
- PICTURESQUE TREE LINED ROAD
- BEAUTIFULLY PRESENTED

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£185,000



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:

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