



Windermere Avenue, Billingham TS23 1JL

welcome to

Windermere Avenue, Billingham

This property presents an ideal opportunity for anyone looking to purchase their first home or an investment property with potential to add their own personal touch. Additional benefits include double glazing, gas central heating via a combi boiler, and the advantage of no forward chain.



Entrance Hall

Double glazed door to front, double glazed window to side, stairs to first floor, under stairs storage, radiator, door to lounge

Lounge

16' 6" not including bay window x 11' 10" into alcove (5.03m not including bay window x 3.61m into alcove)
Double glazed bay window to front, electric fireplace, built-in storage cupboard, radiator, door to kitchen

Kitchen

11' 8" x 8' 1" not including recess (3.56m x 2.46m not including recess)
Fitted kitchen, range of wall and base units with rolled edge working surfaces, stainless steel one & a half sink with drainer and mixer tap, built-in electric oven with gas hob, plumbing for washing machine, radiator, tiled flooring, double glazed window to rear, door to rear lobby

Rear Lobby

Double glazed door to rear garden, built-in storage cupboard, door to WC

Cloakroom

Low level WC, double glazed window to rear, tiled flooring

Landing

Double glazed window to side, loft access, two built-in storage cupboards, one storage cupboard housing Ideal Combi boiler

Bedroom 1

13' 3" x 9' 11" max (4.04m x 3.02m max)
Double glazed window to front, radiator, built-in storage cupboard

Bedroom 2

11' 11" max x 11' 6" (3.63m max x 3.51m)
Double glazed window to rear, radiator, built-in storage cupboard

Bedroom 3

8' 1" x 6' 6" (2.46m x 1.98m)
Double glazed window to front, radiator

Bathroom

Panel bath, low level WC, pedestal wash hand basin, partially tiled walls, vinyl floor, double glazed window to rear, radiator

Front Garden

Flagstone and concrete driveway to front, gated access to rear garden

Rear Garden

Enclosed, laid to flagstone patio, laid to lawn

Garage

Brick built, wooden doors to front, two windows to side



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Windermere Avenue, Billingham

- FRONT AND REAR GARDENS
- OFF-STREET PARKING
- GARAGE
- ADDITIONAL WC
- THREE BEDROOMS

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

offers in excess of

£90,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BIL109429 - 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.



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01642 555888



Billingham@mannersandharrison.co.uk



2 Town Square, BILLINGHAM, Cleveland, TS23
2LY



mannersandharrison.co.uk