



**Sherburn Avenue, Billingham TS23 3PX**

**welcome to**

## **Sherburn Avenue, Billingham**

This extended three-bedroom semi-detached family home offers spacious and well-planned accommodation throughout. The property is entered via a front porch, leading into a generous lounge with stairs rising to the first floor and an open aspect to the extended dining and family area at the rear.

### **Entrance Hall**

Double glazed door and window to front, double glazed window to side, laminate flooring, double glazed door into lounge.

### **Lounge**

16' 6" (max) x 15' 9" (max) ( 5.03m (max) x 4.80m (max) )  
Attractive electric fire with surround, open to dining room, built in under stair storage cupboard, stairs to first floor, double glazed window to front, radiator, coved cornicing, laminate flooring.

### **Dining Room/Family Room**

19' 5" (max) x 7' 9" ( 5.92m (max) x 2.36m )  
Laminate flooring, radiator, double glazed french doors to rear garden.

### **Kitchen**

10' 8" (max) x 9' (max) ( 3.25m (max) x 2.74m (max) )  
Cream wall and base units with contrasting working surfaces and tiled splashbacks, stainless steel 1 1/2 sink and drainer unit with mixer tap, built in electric oven and hob with extractor over, plumbing for washing machine, space for fridge/freezer, double glazed window to rear, double glazed door to side, laminate flooring.

### **Landing**

Double glazed window to side, loft access.

### **Bedroom 1**

11' 3" (max) x 9' 10" (max inc 3 door fitted robes) ( 3.43m (max) x 3.00m (max inc 3 door fitted robes) )  
Double glazed window to rear, 3 door fitted sliding door wardrobes, radiator, laminate.

### **Bedroom 2**

12' 3" x 9' 9" ( 3.73m x 2.97m )  
Double glazed window to front, built in storage

cupboard, radiator, laminate flooring.

### **Bedroom 3**

7' 10" x 6' 5" ( 2.39m x 1.96m )  
Double glazed window to front, laminate flooring, radiator, restricted floor space due to bulkhead.

### **Shower Room/Wc**

Enclosed shower cubicle, pedestal wash hand basin with mixer tap, low level low flush WC, tiled walls, vinyl flooring, radiator, double glazed window to rear.

### **Front Garden**

Open plan lawned front garden, gated access to a beautifully enclosed rear garden.

### **Rear Garden**

Enjoying a great level of privacy, laid to mix of lawn and patio with established planting and garden shed.

### **Garage**

Up and over door to front.







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## **Sherburn Avenue, Billingham**

- SEMI DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- FRONT&REAR GARDENS
- GARAGE

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

offers in excess of

**£140,000**



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