



Pentland Avenue, Billingham, TS23 2RE

welcome to

Pentland Avenue, Billingham

A beautifully presented and well-maintained three-bedroom extended inner-terrace family home, ready to simply move into.

Entrance Porch

Double glazed door to front, tiled flooring, door into lounge.

Lounge

18' 1" (max) x 11' 8" (max) (5.51m (max) x 3.56m (max))
Double glazed bow window to front, feature fire place with electric fire, radiator, coved cornicing, stairs to first floor, arch to dining area.

Dining Area

9' 3" (max) x 6' 4" (2.82m (max) x 1.93m)
Arch to kitchen, radiator, double glazed french doors to conservatory.

Conservatory

8' 10" (max) x 8' 2" (max) (2.69m (max) x 2.49m (max))
Double glazed door to rear garden, laminate flooring, radiator, spotlights.

Kitchen

11' 7" (max) x 8' 1" (3.53m (max) x 2.46m)
Modern fitted white gloss wall and base units, contrasting working surfaces, tiled surround, black sink and drainer unit with mixer tap, built in electric oven and five ring gas hob, stainless steel extractor over, plumbing for washing machine, space for fridge/freezer, laminate flooring, door leading to rear lobby, which in turn leads to the modern family bathroom/wc.

Bathroom/Wc

Modern suite, comprising of a P shaped bath and mixer tap and over head shower attachment and glass screen, wash hand basin with mixer tap on vanity unit, low level flush WC, panelled walls and ceiling, vinyl flooring, radiator, double glazed window to side, storage cupboard housing ideal logic combi boiler.

Landing

Loft access.

Bedroom 1

13' 8" x 9' 7" (4.17m x 2.92m)
Built in storage cupboard, double glazed window to front, radiator.

Bedroom 2

11' 2" (max) x 10' (max inc storage) (3.40m (max) x 3.05m (max inc storage))
Double glazed window to rear, radiator, fitted storage/drawers/shelving.

Bedroom 3

10' 1" x 7' 2" (3.07m x 2.18m)
Double glazed window to rear, radiator, built in shelved storage cupboard.





Front Garden

Attractive enclosed fenced borders, laid to lawn, pebble and flagstone driveway, shared access alleyway leading to :-

Rear Garden

A delightful rear garden, enjoying a good level of privacy, laid to attractive patio/paving, stone chipped area, attractive lawn, all for ease of maintenance with a covered decked area.



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welcome to

Pentland Avenue, Billingham

- READY TO MOVE INTO
- EXTENDED
- TWO RECEPTION ROOMS
- CONSERVATORY
- DRIVEWAY, FRONT&REAR GARDENS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£125,000



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:

BIL109449 - 0002

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