



A perfect family home!! This extended five bedroom house is beautifully designed to a high specification. With a welcoming entrance hallway which leads through to an open plan lounge/dining area and conservatory the property would be perfect for a growing family. Modern fitted kitchen to the rear and stairs leading to the upper floor. The master bedroom has the advantage of fitted robes, three further bedrooms, family bathroom and an additional wet room. Externally: Double driveway, garage and enclosed rear garden with seating area. Viewers will not be disappointed.

Knapton Avenue, Billingham, TS22 5DJ
5 Bed - House - Semi-Detached
£220,000
EPC Rating: D
Council Tax Band: C
Tenure: Freehold



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HALLWAY

Via double glazed front door with laminate flooring, under stairs cupboard, radiator and wall light.

LOUNGE

Double glazed bay window to front aspect, laminate flooring, coved ceiling, open plan leading to dining room, wall lights and radiator.

DINING ROOM

Radiator, access to conservatory, coved ceiling, wall lights and laminate flooring.

KITCHEN

Laminate flooring, radiator, double glazed window to rear, double glazed door to rear, spot lights, gas hob with electric oven.

CONSERVATORY

Laminate flooring.

LANDING

Carpet, airing cupboard housing the boiler, loft access and coved ceiling.

BEDROOM 1

Laminate flooring, fitted wardrobes, double glazed window to front aspect and radiator.

SEPARATE SHOWER ROOM

Double shower cubicle, vanity wash hand basin, vanity WC, heated towel rail, laminate flooring and double glazed window to front aspect.

BEDROOM 2

Laminate flooring, radiator, two fitted wardrobes and double glazed window to rear aspect.

BEDROOM 3

Double glazed window to front aspect, coved ceiling and radiator.

BEDROOM 4

Double glazed window to rear aspect, coved ceiling, radiator and laminate flooring.

BATHROOM

Double glazed window to rear aspect, vanity WC, vanity wash hand basin, heated towel rail, flooring, coved ceiling, bath, shower and part tiling.

OUTSIDE

The rear garden is laid to lawn with patio area and enclosed by timber fencing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		60	78
EU Directive 2002/91/EC			

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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