



This outstanding property really is ready to move straight into. Immaculately presented throughout and decorated to a high standard Bielby Avenue would be an excellent family purchase. The property is close to Billingham Town Centre, schools and local amenities. The floorplan consists of an entrance hallway, lounge, separate dining room and fitted kitchen on the ground floor. The upper level has three bedrooms and a family bathroom. Externally is well maintained having gardens front/rear, driveway and detached garage. Pls call Smith & Friends to arrange a viewing.

**Bielby Avenue, Billingham, TS23 3YA**

**3 Bed - House**

**£200,000**

**EPC Rating: C**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Bielby Avenue, Billingham, TS23 3YA



## ENTRANCE HALL

3'10 x 6'7 (1.17m x 2.01m)

Via double glazed front door with radiator, laminate flooring and stairs to upper level.

## LOUNGE

9'10 x 16'8 (3.00m x 5.08m)

Double glazed door to rear, double glazed window to front aspect, coved ceiling and carpet.

## DINER

8'6 x 10'5 (2.59m x 3.18m)

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

## KITCHEN

11'10 x 8'6 (3.61m x 2.59m)

Double glazed window to rear aspect, door to rear aspect, storage cupboard, radiator, integrated appliances, electric hob and built-in oven.

## LANDING

9'4 x 5'3 (2.84m x 1.60m)

Double glazed window to rear aspect, radiator, carpet and loft access.

## BEDROOM 1

10' x 9'11 (3.05m x 3.02m)

Double glazed window to front aspect, carpet, radiator and fitted wardrobes.

## BEDROOM 2

8'9 x 9'6 (2.67m x 2.90m)

Double glazed window to front aspect, carpet and radiator.

## BEDROOM 3

7' x 6'7 (2.13m x 2.01m)

Double glazed window to rear aspect, carpet and radiator.

## BATHROOM

5'4 x 6'8 (1.63m x 2.03m)

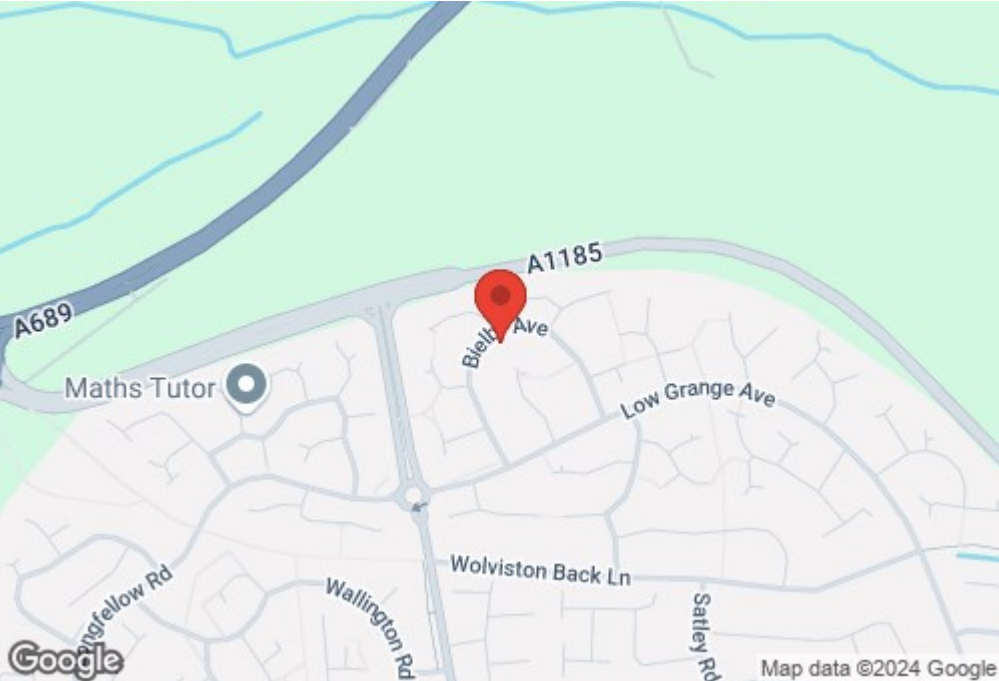
Double glazed window to rear aspect, bath, wash hand basin, WC, heated towel rail, spot lights and fully tiled.

## OUTSIDE

The front garden is lawned with borders in addition to having a driveway providing ample parking and detached garage. The rear garden is also lawned with patio seating area.



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**Approximate total area<sup>(1)</sup>**  
 736.79 ft<sup>2</sup>  
 68.45 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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