



2/3 bedroom bungalow which is new to market offering good space throughout. The bungalow comprises of an entrance hallway, spacious lounge, dining room, excellent size kitchen and sun room. There are two bedrooms and a bathroom. There is no forward chain and vacant possession. External: Front & rear low maintenance gardens and driveway. Location: Close to A19 commutes, Norton and Billingham Town Centre. Pls call Smith & Friends to arrange a viewing.

**St. Cuthberts Avenue, Billingham, TS23 2RP**

**3 Bedroom - Bungalow - Semi Detached**

**Chain Free £175,000**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band: C**



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**Hallway**

Carpet flooring and 1 x radiator.

**Lounge**

1 x double glazed bay front window, radiator and carpet flooring.

**Dining**

Carpet flooring, 2 x side double glazed window, fire/surround and coved ceiling.

**Kitchen**

Tiled flooring, 1 x side double glazed window, spotlights and access to summer room.

**Bedroom**

Fitted robes, 1 x radiator, carpet flooring and 1 x front double glazed window.

**Bedroom**

Carpet flooring, 1 x rear double glazed window and 1 x radiator.

**Bathroom**

Bath, shower cubicle, w/c, wash hand basin, 1 x rear double glazed rear window and fully tiled.

**Summer Room**

Tiled flooring and side access door.



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

