



Tunstall Avenue, Billingham - TS23 3SW



In Excess of £170,000



Tunstall Avenue

Billingham

This extended three bedroom semi-detached property offers spacious and versatile accommodation, making it an ideal family home. Upon entering, you are greeted by a porch that leads into a welcoming lounge, complemented by a separate dining room and an additional reception room, providing ample space for relaxation and entertaining. The modern kitchen/diner is well-appointed, featuring contemporary fittings and plenty of room for family meals. Upstairs, the landing gives access to three well-proportioned bedrooms and a family bathroom. The property benefits from UPVC double glazing and gas central heating, ensuring comfort and energy efficiency throughout. A driveway to the front provides convenient off street parking. Situated close to local shops, bus routes and a range of other amenities, this home is perfectly positioned for easy access to daily essentials and excellent transport links. The low maintenance rear garden further enhances the appeal of this attractive property. With its generous living spaces, modern features and sought-after location, this property represents a fantastic opportunity for buyers seeking a comfortable and practical home in a popular area.

Council Tax band: C

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

**Porch**

5' 3" x 5' 9" (1.60m x 1.74m)

Lounge

16' 7" x 12' 10" (5.05m x 3.92m)

Dining Room

8' 10" x 10' 9" (2.68m x 3.28m)

Reception Room

7' 6" x 11' 4" (2.29m x 3.46m)

Kitchen

7' 8" x 22' 10" (2.34m x 6.97m)

Landing

6' 4" x 7' 10" (1.94m x 2.40m)

Shower Room

6' 4" x 6' 0" (1.94m x 1.83m)

Bedroom 1

9' 11" x 13' 4" (3.01m x 4.07m)

Bedroom 2

10' 0" x 10' 10" (3.06m x 3.30m)

Bedroom 3

6' 6" x 10' 2" (1.99m x 3.10m)



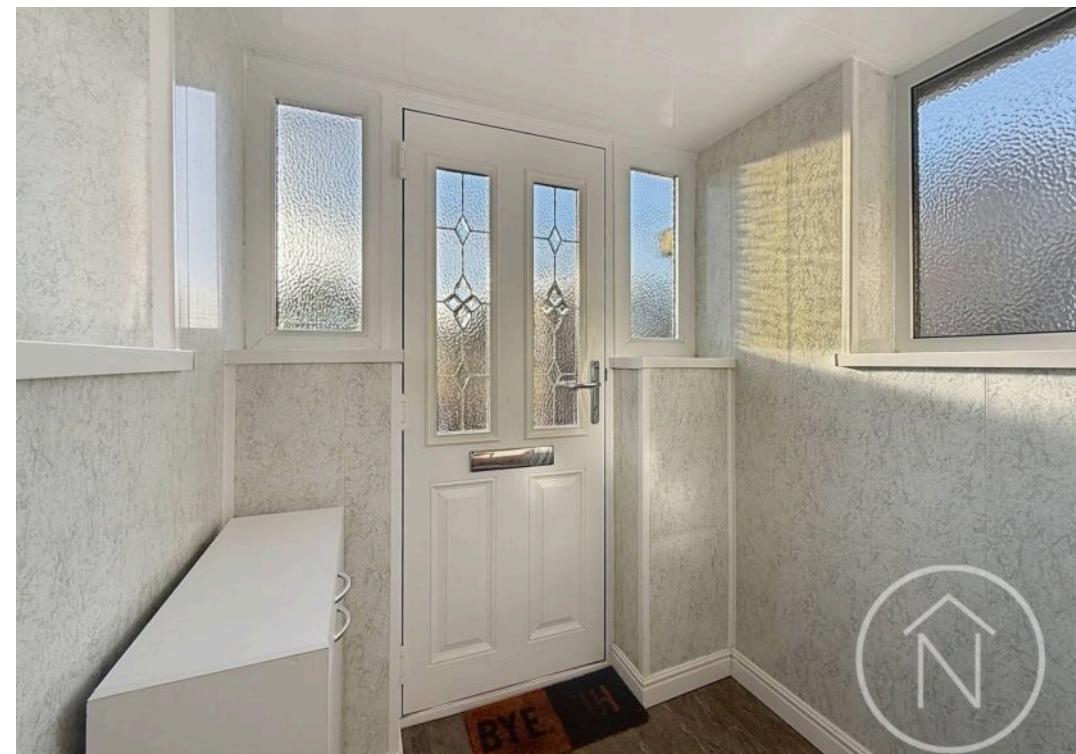


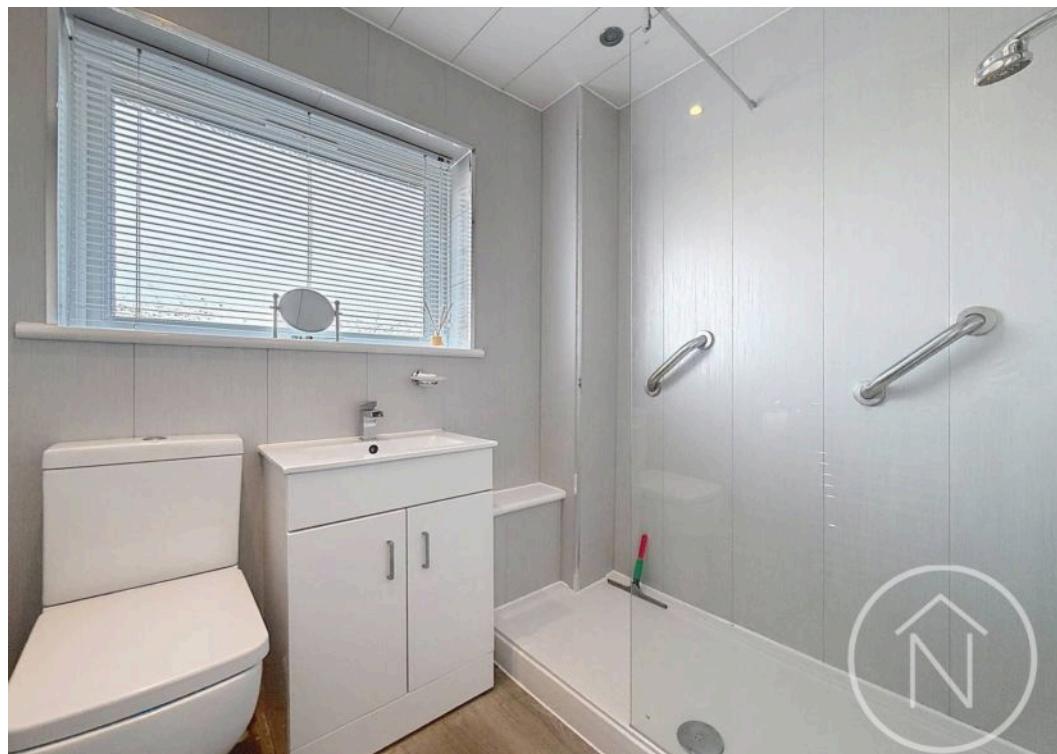
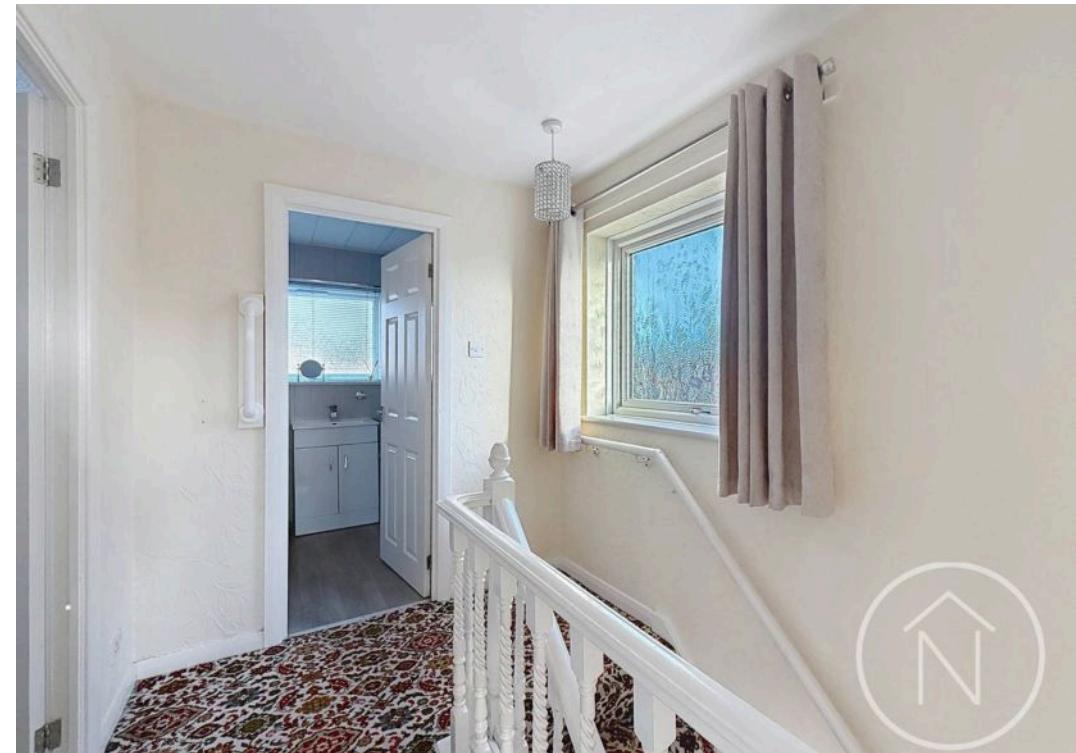
GARDEN

DRIVEWAY

2 Parking Spaces









Ground Floor

Approx. 56.4 sq. metres (607.5 sq. feet)



Reception Room
3.46m x 2.29m
(11'4" x 7'6")

145

Kitchen
6.97m x 2.34m
(22'10" x 7'8")

146

Dining Room
3.28m x 2.68m
(10'9" x 8'10")

147

148

Lounge
3.92m (12'10") max
x 5.05m (16'7")

149

150

Porch
1.74m x 1.60m
(5'9" x 5'3")

151

First Floor

Approx. 38.1 sq. metres (410.6 sq. feet)

152

Bedroom 2
3.30m x 3.06m
(10'10" x 10')

153

Shower Room
1.83m x 1.94m
(6' x 6'4")

154

Landing
2.40m x 1.94m
(7'10" x 6'4")

155

156

Bedroom 1
4.07m x 3.01m
(13'4" x 9'11")

157

Bedroom 3
3.10m x 1.99m
(10'2" x 6'6")

Total area: approx. 94.6 sq. metres (1018.1 sq. feet)



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While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf. It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.