



**Hawthorn Avenue, Billingham TS23 1EE**

**welcome to**

## **Hawthorn Avenue, Billingham**

Perfectly positioned for local amenities, schools and excellent access to the A19, this beautifully extended, three bedroom, traditional bay fronted family home, effortlessly blends character and charm with stylish modern touches, while still offering exciting potential for further enhancement.

### **Entrance Hall**

Double glazed door and window to front, stairs to first floor, built in understairs storage cupboard, panelled walls, radiator, door to lounge guest wc and kitchen.

### **Cloakroom**

Low level WC, vanity wash hand basin, half height tiling, double glazed window to side.

### **Lounge**

Feature wall panelling, laminate flooring, ceiling rose, french doors into dining area, double glazed bay window, radiator.

### **Dining Area**

Laminate flooring, wooden mantle, open to kitchen.

### **Rear Snug**

Double glazed french doors to rear, double glazed window to side, wall lights, coving, laminate.

### **Kitchen**

Modern fitted kitchen with gloss wall and base units and wooden working surfaces including breakfast bar, 1 1/2 sink drainer with mixer tap, built in double electric oven, hob plus stainless steel extractor over, integrated fridge freezer, integrated dish washer, plumbing for washing machine, laminate flooring, spotlights, double glazed window to rear.

### **First Floor Landing**

Double glazed window to side, ceiling rose, coving, wall panelling.

### **Bedroom 1**

Feature fireplace, wall panelling, double glazed window to front, radiator.

### **Bedroom 2**

5 door fitted wardrobe, double glazed window to the rear, fixed stairs to loft space.

### **Loft Space**

Fully boarded, window to rear, storage in eaves.

### **Bedroom 3**

Double glazed window to front, 2 door built in storage cupboard, radiator.

### **Bathroom**

Modern suite, comprising of a panel bath and mixer tap, enclosed shower, wash hand basin with mixer tap on vanity unit, low level WC, tiled wall and flooring, panelled ceiling, chrome heated towel rail, double glazed window to side.

### **Externally**

#### **Front**

Block paved driveway providing off road parking for several vehicles, leading to:

#### **Garage**

Detached garage with up and over door to the front.

#### **Rear Garden**

Generous rear garden laid to a combination of lawn and patio, offering the perfect space for family life, outdoor dining and relaxation.





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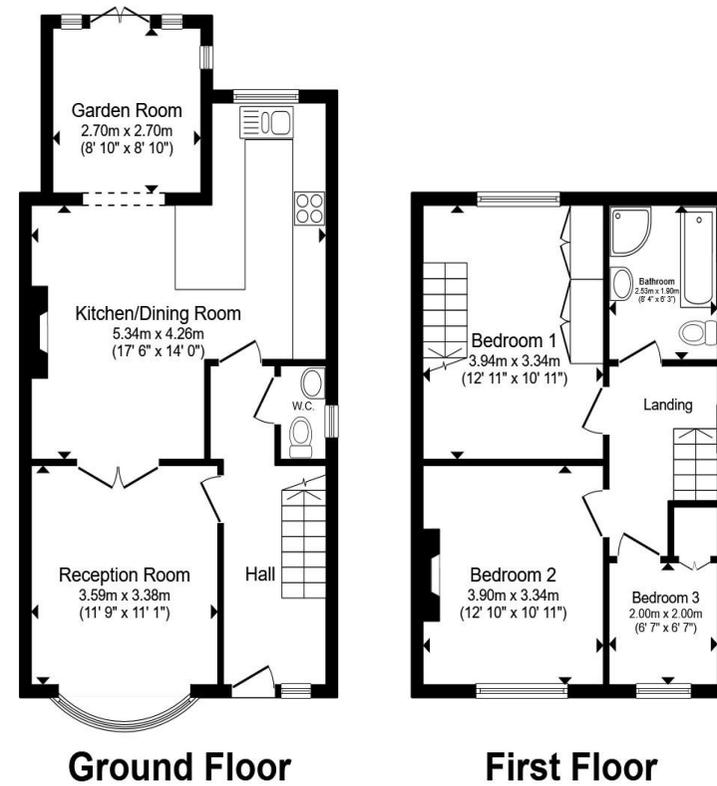
## Hawthorn Avenue, Billingham

- EXTENDED
- THREE RECEPTION ROOMS
- GROUND FLOOR WC
- DETACHED GARAGE
- LOFT SPACE

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

offers in excess of

**£190,000**



Total floor area 96.5 m<sup>2</sup> (1,039 sq.ft.) approx

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