



## 30 Sherburn Avenue

, Billingham, TS23 3PX

**Offers In Excess Of £140,000**



Igomove present this impressive and immaculately presented three bedroom home, nestled in the highly sought after area in Billingham. From an array of amenities at your doorstep, this home also lies within proximity to the A19 providing excellent transport links throughout the region. The accommodation is thoughtfully designed offering a bright and spacious, flowing layout for ones comfort and convenience. This stunning home comprises of three bedrooms, one bathroom, spacious full length open plan lounge/diner, kitchen and south facing rear garden.

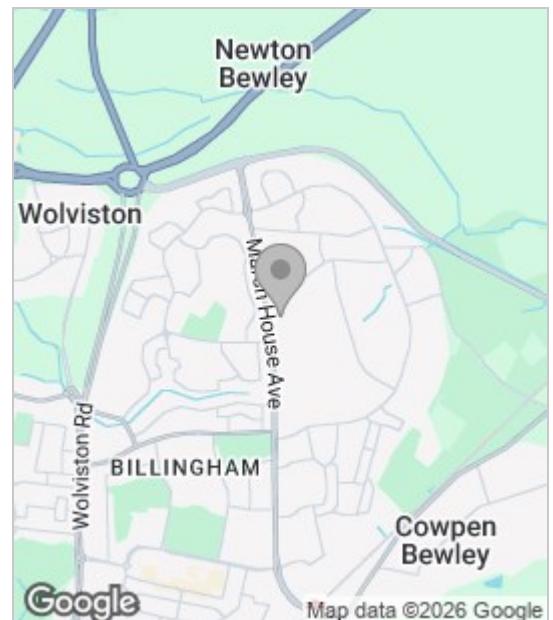


On approach, you are greeted with an attractive, well maintained frontage with lawn and walkway. Upon entering the property, you are welcomed into a porch leading you straight into the large full length open plane lounge/dining room offering a warm atmosphere, setting the tone for the rest of the home. This space is bright and airy, complemented with French doors leading out onto the rear. Moving on, the kitchen comes equipped with an array of appliances such as a built in electric oven, ceramic hob and offers the convenience of plumbing for washing machine as well as ample space for fridge/freezer. A storage cupboard is located under the stairs for added convenience.

Upstairs are three well appointed bedrooms, all of highly spacious nature and flooded with natural light. Bedroom one benefits from fitted wardrobes. The main bathroom comprises of a fitted shower, wash basin pedestal and WC.

Externally, to the rear, one finds the beautifully kept, south facing garden laid to lawn with ample patio space. A garage and parking space lies to the rear side of the property. Make this spectacular home your own and book your viewing today. Igomove are open 7 days a week.

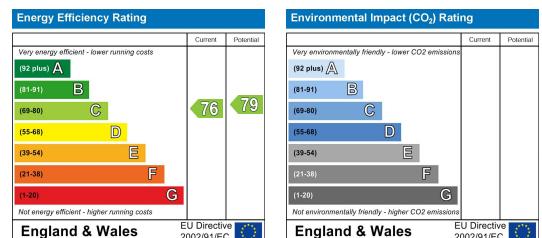
## Area Map



## Floor Plan



## Energy Efficiency Graph



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