drummonds
estate agents

Melrose Avenue
Billingham

£150,000

ENERGY RATING: TBC

NO ONWARD CHAIN!! An excellent opportunity to purchase this well-proportioned three-bedroom end terrace house, ideally situated on Melrose Avenue in Billingham. The property offers a practical layout with a lounge and separate dining room, together with three bedrooms and a generous enclosed rear garden. Externally, there is the added benefit of off-street parking for several vehicles. Conveniently located close to local amenities, schools and Billingham town centre, this is a property that should appeal to a wide range of buyers, including families and first-time purchasers. EARLY VIEWING RECOMMENDED!!

- Three Bed End Terrace House • Lounge & Separate Dining Room • Large Enclosed Rear Garden • Off-street Parking for Several Vehicles

Entrance Hall

UPVC entrance door with feature light, staircase to first floor, laminate flooring and a radiator.

Lounge

3.86m x 4.33m (12'7" x 14'2")

Front aspect UPVC double glazed window, feature fireplace with marble hearth & a newly fitted electric fire, coving, ceiling rose and a radiator.

Dining Room

3.06m x 2.43m (10'0" x 7'11")

Rear aspect UPVC double glazed French doors opening to the garden, laminate flooring, coving and a radiator.

Kitchen

3.02m x 3.79m (9'10" x 12'5")

Rear aspect UPVC double glazed window & door opening to the garden. Wooden effect base & wall units with black marble effect worksurfaces and tiled splashbacks incorporating a stainless steel sink & mixer tap, electric hob with oven below and a stainless steel extractor hood over. Space & plumbing for washing machine, laminate flooring, coving and a radiator.

First Floor Landing

Access to loft.

• Close to Amenities, Schools & Town Centre • NO ONWARD CHAIN!! • Energy Rating: C-69 • Council tax band: A (£1,740.93)

Bedroom One

3.30m x 3.32m (10'9" x 10'10")

Front aspect UPVC double glazed window, built-in wardrobe, coving and a radiator.

Bedroom Two

3.05m x 2.95m (10'0" x 9'8")

Rear aspect UPVC double glazed window, two built-in wardrobes, coving and a radiator.

Bedroom Three

2.20m x 2.95m (7'2" x 9'8")

Front aspect UPVC double glazed window, built-in cupboard, coving and a radiator.

Bathroom/WC

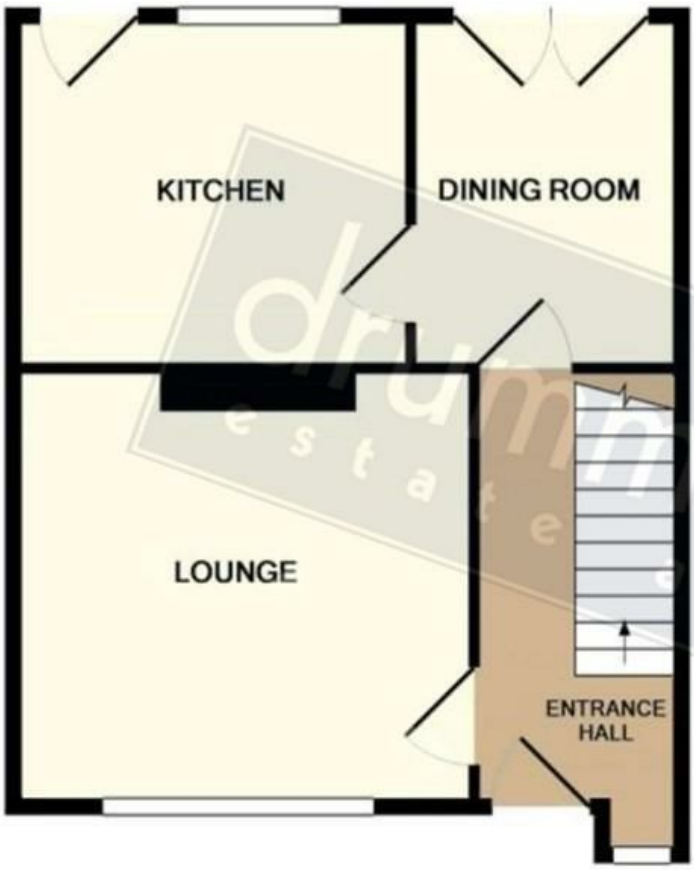
Rear aspect UPVC double glazed window, white suite comprising; panel enclosed bath with mixer tap & showerhead and a thermostatic mixer shower over, pedestal wash basin and a low level WC. Part tiled walls, tiled floor and a radiator.

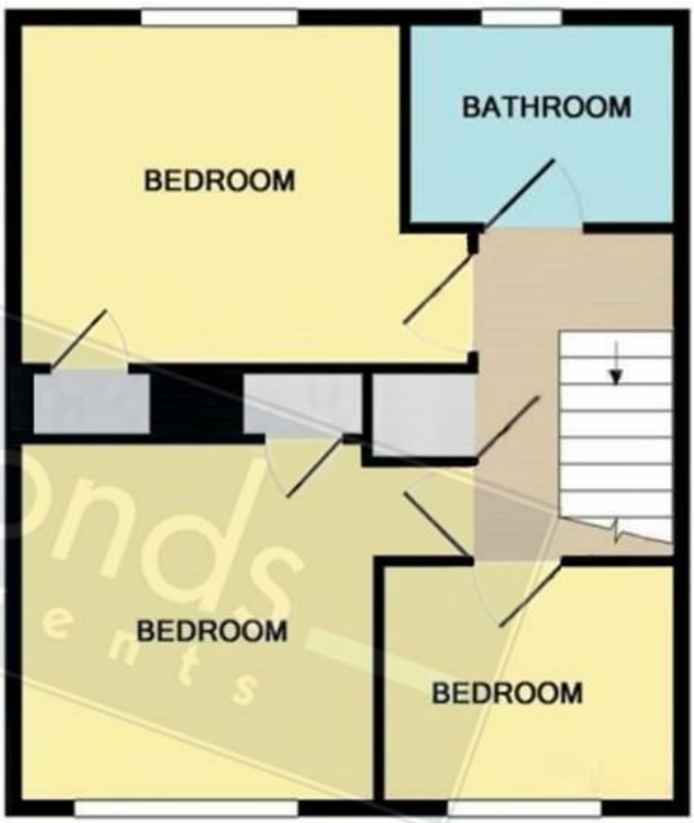
Externally

There is a block paved driveway and gravelled garden to the front of the property. To the rear is a very large enclosed garden with new fencing and a recently laid lawn.

Additional Information

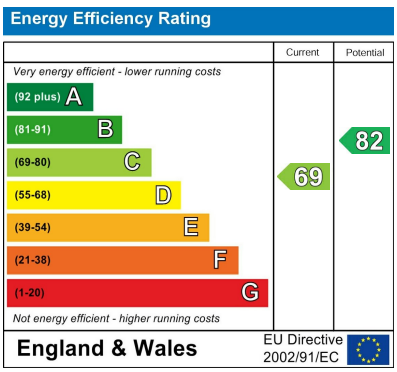
Local Authority	-	Stockton-on-Tees	**Floor Area**	-	970.00 sq ft
Council Tax	-	Band A	**Tenure**	-	Freehold
Viewings	-	By Appointment Only			





GROUND FLOOR **FIRST FLOOR**

MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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