



**Middleton Avenue, BILLINGHAM TS22 5HL**

**welcome to**

## **Middleton Avenue, BILLINGHAM**

A delightful, three bedroom, family home set on the ever popular Wolviston Court estate, offering generous and flexible living space and finished with modern fixtures, fittings and décor throughout, making it ready to move straight into.

### **Entrance Hall**

Double glazed door to front, built in understairs storage cupboard, stairs to first floor, radiator, laminate flooring, doors to family room, lounge and kitchen.

### **Lounge Diner**

Double glazed bow window to front, 2 radiators, TV point, double glazed french doors to rear, coving.

### **Family Room**

Double glazed window to front, built in storage cupboard housing combination boiler, laminate flooring, radiator.

### **Kitchen**

Modern fitted kitchen with a range of wall and base units, roll edge worktops and matching up stands, 1 1/2 stainless steel sink drainer with mixer tap, built in electric oven, hob and extractor over, integrated dishwasher, washing machine, integrated fridge freezer, space for dining table, vinyl flooring, radiator, double glazed window to rear and side, double glazed door to rear.

### **First Floor Landing**

Built in storage cupboard, loft access.

### **Bedroom 1**

Double glazed window to front, radiator.

### **Bedroom 2**

Double glazed window to rear, coving, radiator.

### **Bedroom 3**

Double glazed window to front, built in storage over bulk head, radiator.

### **Bathroom**

Modern suite comprising a panel bath with shower over, pedestal wash hand basin, low level WC, radiator, vinyl flooring, double glazed window to side and rear, radiator, fully tiled walls.

### **Externally**

#### **Front Garden**

Walled garden laid to lawn with a double width driveway, gated access leads through to:-

#### **Rear Garden**

Enclosed, lawn, patio, decking with pergola, shed, enclosed fence border.







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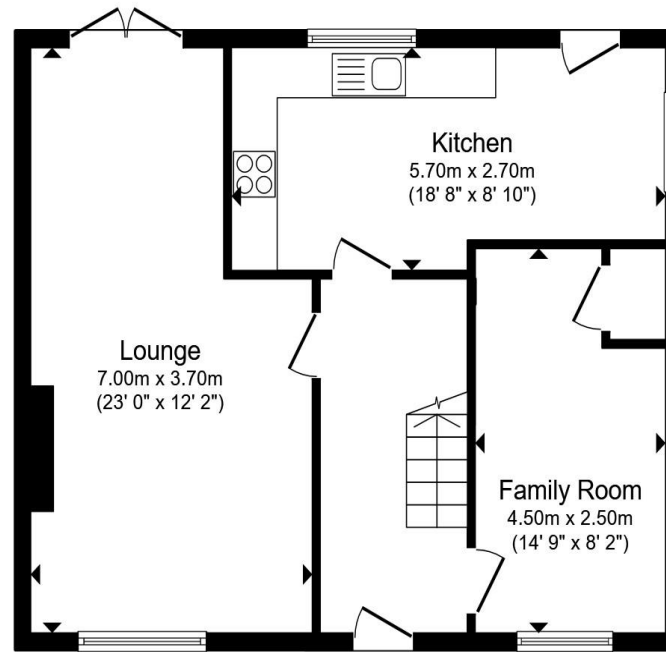
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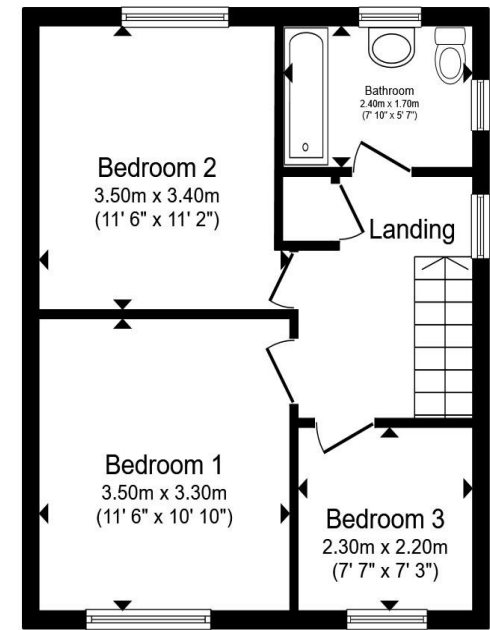
- POPULAR LOCATION
- READY TO MOVE INTO
- CONVERTED GARAGE
- DRIVEWAY
- FRONT & REAR GARDEN

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

offers over  
**£200,000**



**Ground Floor**



**First Floor**

Total floor area 98.3 m<sup>2</sup> (1,058 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
BIL109492 - 0003

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