



## 12 Central Avenue

, Billingham, TS23 1LL

**Offers In Excess Of £135,000**



Igomove are pleased to present this three bedroom home, nestled in a prime area of Central Avenue in Billingham. The location benefits from an array of amenities at its doorstep as well as transport links such as the A19 connecting you to major routes and towns. The accommodation of this fantastic home is thoughtfully designed offering a bright and spacious, flowing layout for everyones comfort and convenience which briefly comprises of three bedrooms, one bathroom, large open plan kitchen/diner and spacious lounge. To the rear is a generous sized garden, perfect for entertaining.



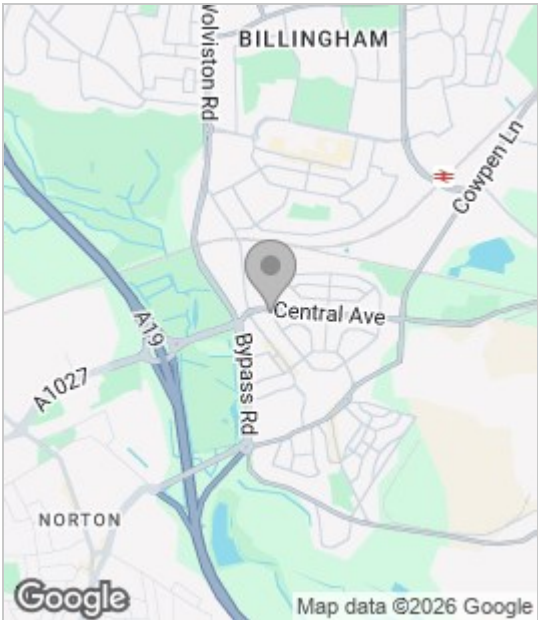
As you step inside, an inviting entrance delivering a high degree of natural light, welcomes you to the lounge to the immediate right. This space is generously sized, tastefully decorated and modernised offering the ultimate sanctuary to relax and unwind near the French doors overlooking the rear garden. Adjacent lies the open plan kitchen/dining. The kitchen sits equipped with an integrated oven, tasteful wall and floor units and plumbing for a washing machine. Door access also allows you into the rear garden where you can enjoy your morning cup of coffee.

Upstairs are three well appointed and beautifully proportioned bedrooms, the master of which, to front aspect, features spacious living accommodation and a cupboard for storage. The second bedroom is also of generous size and finally the third is a spacious single, benefitting from fitted wardrobes. The modern family bathroom is gorgeously styled, fitted with a double walk-in shower, vanity unit with basin and WC.

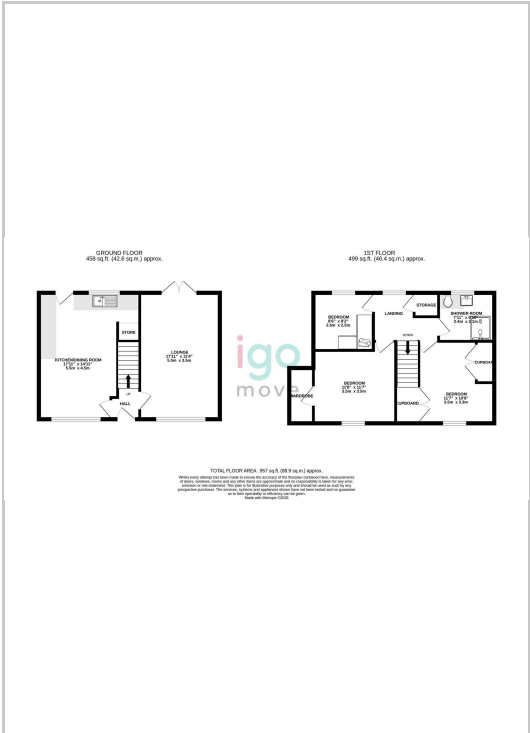
Externally to the rear, the home offers a lengthy garden featuring a decked patio seating area just outside the French doors as well as another to the rear of the property - perfect for the upcoming summer months. A shed also lies to the rear. To the front, is a well kept and attractive frontage with a beautifully maintained enclosed lawn. Make this home your own and book your viewing today. Igomove are open 7 days a week.

Agents Notes:  
New roof installed in 2020.  
New boiler fitted 2 years ago.  
Bathroom newly refurbished in June 2024.

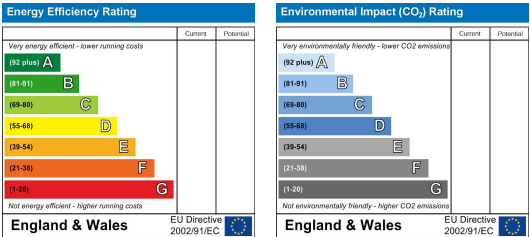
Area Map



Floor Plan



Energy Efficiency Graph



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