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# Wharfdale Avenue

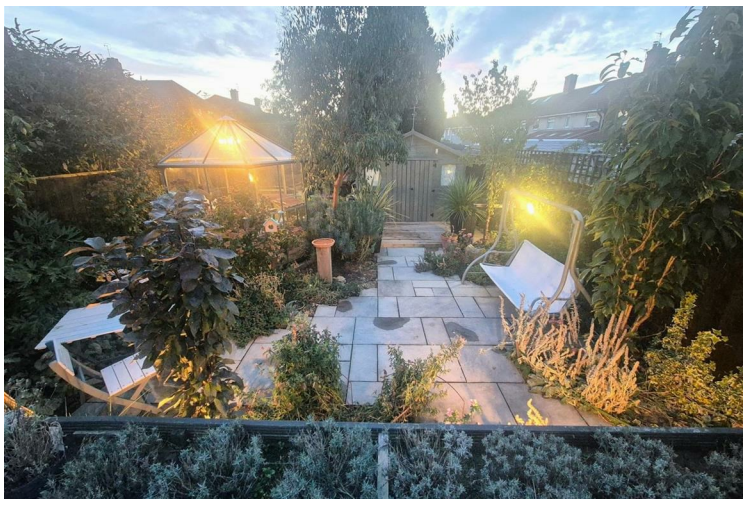
# Billingham

## £170,000

## ENERGY RATING: TBC

EXTENDED THREE-BEDROOM HOME WITH STUNNING WEST-FACING GARDENS!! Beautifully presented throughout, this impressive property offers a lounge with brand new log burning stove, dining room, kitchen, garden room, WC, three bedrooms, en-suite and family bathroom. Outside, there are extensively landscaped gardens, generous off-street parking, a powered workshop and a fantastic custom-built summer house with its own log burner. The property is ideally situated just off Central Avenue, providing convenient access to local amenities, schools, transport links and Billingham town centre, whilst also offering a pleasant residential setting. A genuinely impressive home with much more to offer than first meets the eye!





- Extended Three Bedroom House • Excellently Presented Throughout • Lounge, Dining Room & Garden Room

## Entrance Hall

Composite entrance door with leaded light, staircase to the first floor and spot lights.



## Lounge

### 3.19m x 5.03m (10'5" x 16'6")

Front & side aspect UPVC double glazed windows, feature fireplace with wooden mantle, tiled hearth & a brand new log burning stove, wood effect vinyl flooring, understair storage cupboard and a radiator.

## Dining Room

### 4.12m x 2.83m (13'6" x 9'3")

Rear aspect patio doors opening to the garden room, remote controlled electric fire and a radiator.



## Kitchen

### 2.02m x 3.16m (6'7" x 10'4")

Side aspect UPVC double glazed window, a range of wood effect units with rolled worksurfaces & matching upstand incorporating a 1½ bowl sink with mixer tap, electric hob with glass splashback and a built-in oven. Storage cupboard/pantry housing Worcester Bosch combi boiler.

## Garden Room

### 2.75m x 4.57m (max.) (9'0" x 14'11" (max.))

Rear & side aspect UPVC double glazed window with rear aspect French doors opening to the garden and a side aspect UPVC door. Space & plumbing for washing machine & dishwasher, space for fridge freezer, spot lights and a modern column radiator.



## Cloaks/WC

Side aspect UPVC double glazed window, low level WC and a unit housing wash basin.

## First Floor Landing

Stainless steel spindle staircase, access to loft space and a radiator.

• Stunning Landscape Gardens • Large West Facing Rear Garden • Extensive Off-Street Parking • Energy Rating: D-64 • Council Tax Band: A (£1,740.93)



## Bedroom One

### 3.21m x 3.72m (4.92m incl. wardrobe & en-suite) (10'6" x 12'2" (16'1" incl. wardrobe & en-suite))

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

## En-Suite Shower Room

Walk-in double enclosure with thermostatic mixer shower & rainfall shower head, pedestal wash basin, low level WC, part tiled walls, extractor fan, UPVC clad ceiling with spot lights and a heated towel rail.

## Bedroom Two

### 3.36m x 2.55m (11'0" x 8'4")

Rear aspect UPVC double glazed window and a radiator.



## Bedroom Three

### 2.39m x 2.37m (7'10" x 7'9")

Rear aspect UPVC double glazed window and a radiator.

## Family Bathroom

Two side aspect UPVC double glazed window, modern white suite comprising; P-shaped bath with electric shower over & curved glass screen, vanity unit housing wash basin, low level WC, part tiled walls, UPVC clad ceiling with spot lights and a chrome heated towel rail.

## Loft Space

### 4.15m x 3.30m (max.) (13'7" x 10'9" (max.))

Two Velux windows, spot lights and eaves storage.



## Externally

There are excellently landscaped gardens to the front and rear of the property with a varied abundance of plants, trees and shrubs. To the front is an extensive concrete driveway with further large gravelled area providing off-street parking for a number of vehicles. To the rear is a large, West facing garden, including a deck with built-in seating, large wooden storage shed/workshop (2.63m x 3.18m) with power & lighting, stone patio lined by well stocked borders with numerous plants, shrubs & trees, hexagonal greenhouse, further decked area, vegetable plot and a custom-built summer house ( 3.46m x 2.94m) with a log burning stove, power & lighting.





















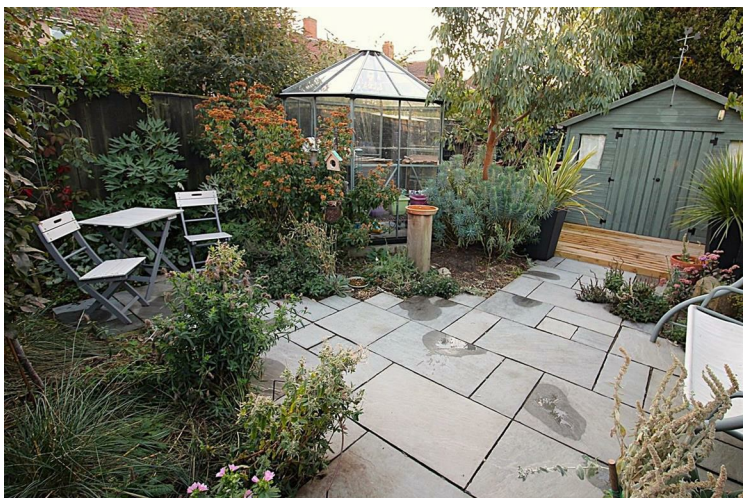




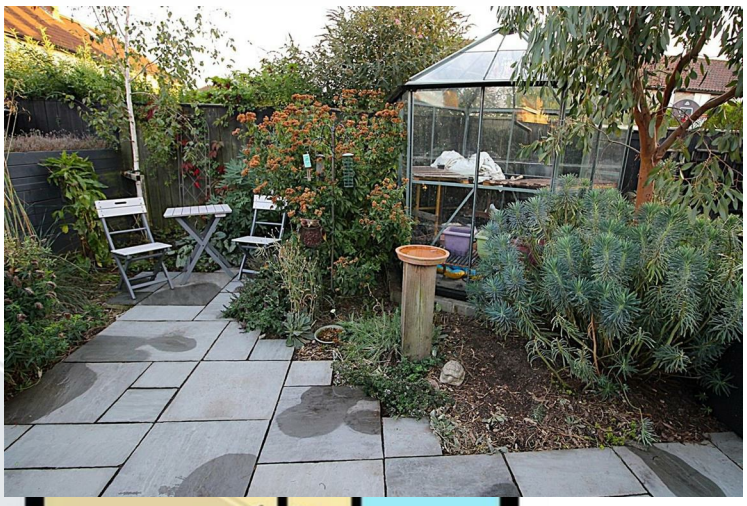


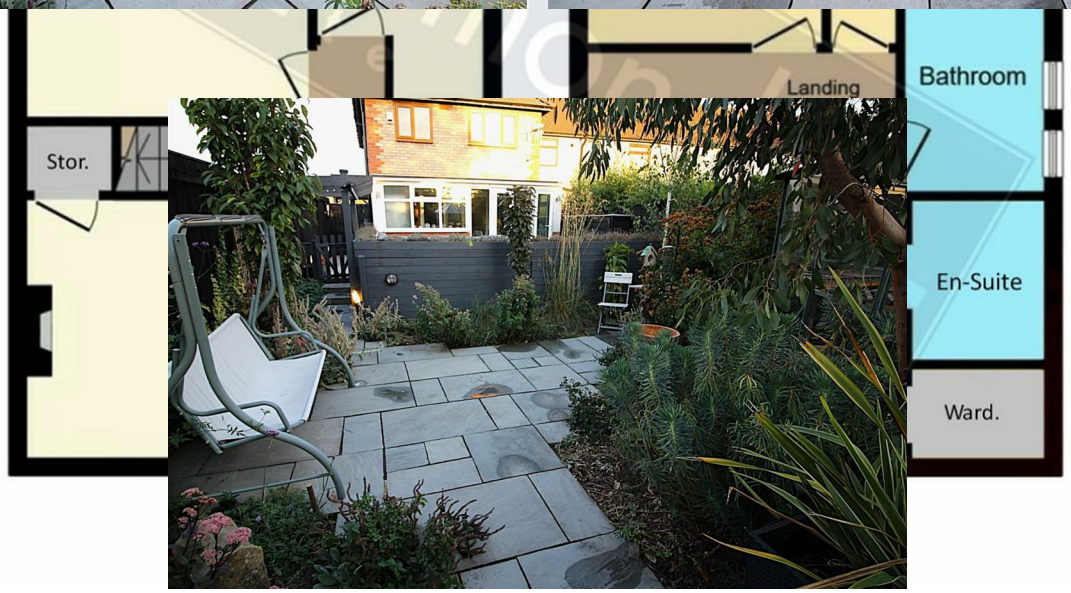













## Additional Information

**Local Authority** - Stockton-on-Tees

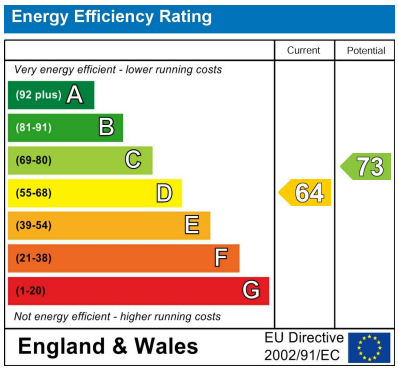
**Council Tax** - Band A

**Viewings** - By Appointment Only

**Floor Area** - 1065.00 sq ft

**Tenure** - Freehold




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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