



329 Marsh House Avenue, Billingham - TS23 3ET



Offers Over £190,000



329 Marsh House Avenue, Billingham

Introducing this immaculately presented three-bedroom semi-detached house, boasting a desirable west-facing rear garden, off-street parking, and a garage. This recently modernised property features UPVC double glazing and gas central heating for optimal comfort and energy efficiency. The accommodation layout comprises an inviting entrance hall, a cosy lounge that seamlessly flows into the dining room, and a modern fitted kitchen equipped with integrated oven and hob. Moving upstairs, you will find a spacious landing leading to the well-appointed bathroom and a separate WC. The property further offers three generously proportioned bedrooms, providing ample space for a growing family or professionals seeking a home office. Strategically positioned to enjoy natural light throughout the day, this home is a harmonious blend of contemporary living and traditional charm. With its convenient location and modern conveniences, this home presents a rare opportunity for those seeking a comfortable and stylish living environment.

While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf.

It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:



Entrance Hall

6' 7" x 9' 10" (2.00m x 3.00m)

Lounge

14' 9" x 11' 11" (4.49m x 3.63m)

Dining Room

8' 4" x 14' 4" (2.55m x 4.36m)

Kitchen

14' 4" x 9' 9" (4.36m x 2.98m)

Bathroom

5' 6" x 6' 10" (1.67m x 2.08m)

Wc

5' 4" x 2' 7" (1.62m x 0.80m)

Bedroom One

13' 3" x 11' 9" (4.04m x 3.59m)

Bedroom Two

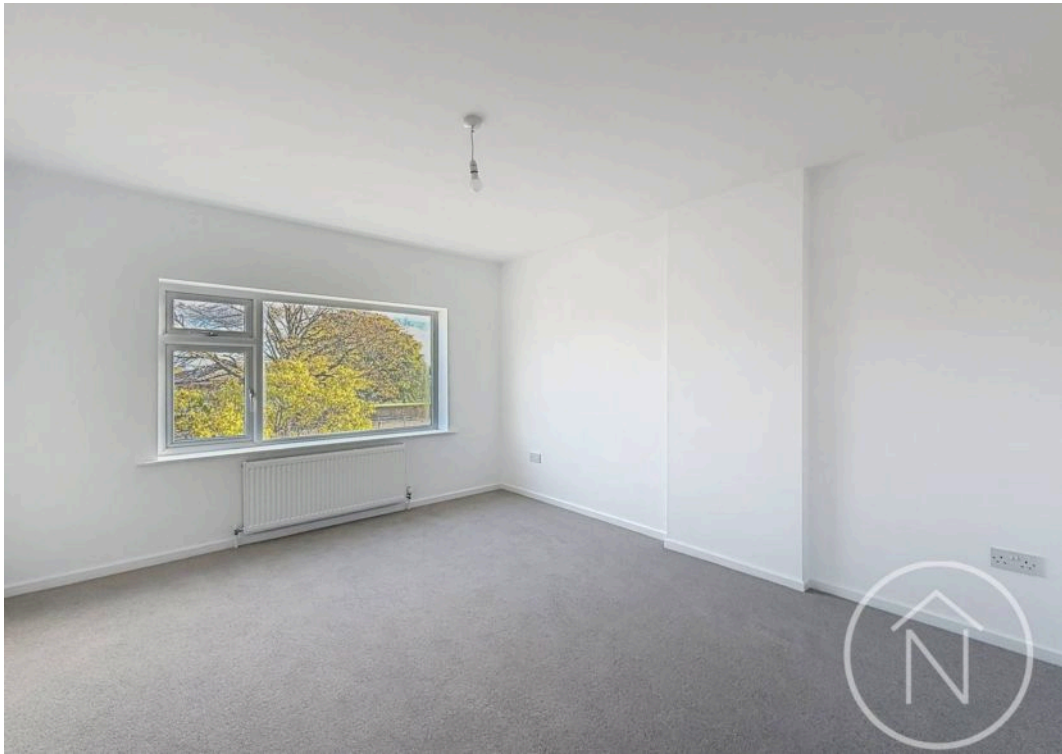
10' 0" x 11' 10" (3.04m x 3.60m)

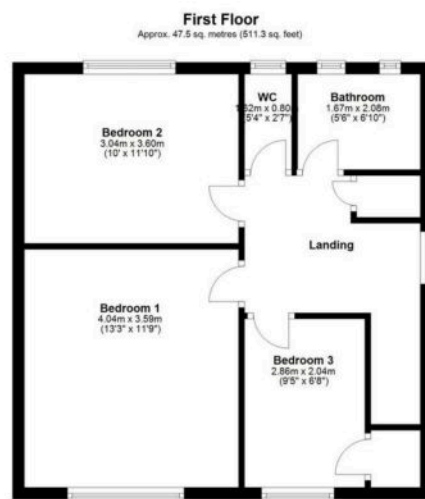
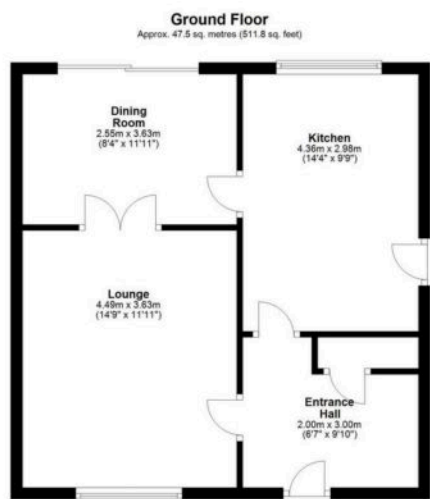
Bedroom Three

9' 5" x 6' 8" (2.86m x 2.04m)



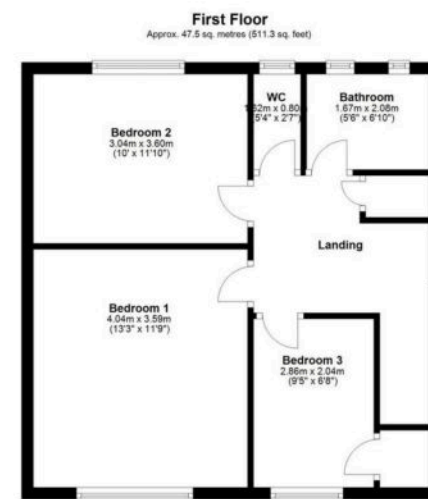
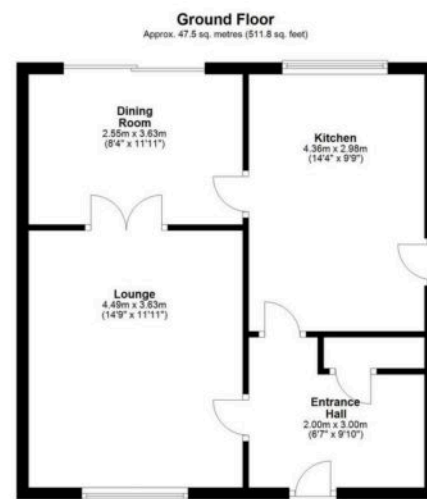






Total area: approx. 95.1 sq. metres (1023.1 sq. feet)

Floor plans by Northgate1 for illustration purpose only all measurements are approximate.
Plan produced using PlanUp.



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