

## MARSH HOUSE AVENUE, BILLINGHAM, TS23 2HW



- ▲ Offered to the Market with a Chain Free Sale
- ▲ Three Bedroom End Terrace
- ▲ Westerly Facing Rear Garden
- ▲ Lounge, Dining Room & Kitchen with Modern Style Units

- ▲ Boarded Loft Space
- ▲ Gas Central Heating with Combi Boiler
- ▲ UPVC Double Glazing

**£125,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions





Offered to the market with the peace of mind of no chain, this well-presented end terrace home features a westerly facing rear garden, three good size bedrooms, loft room, gas central heating with 'Baxi' combi boiler and UPVC double glazing.

Comprising entrance hall, lounge, dining room and spacious kitchen with a range of modern units. The first floor has two generous double bedrooms, roomy single and bathroom with white suite. Part of the loft has been boarded, skimmed and carpeted with lights, power and has a Velux window.

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

UPVC double glazed entrance door with glass inlay to a spacious entrance hall with staircase to the first floor, woodgrain effect laminate flooring and under stair storage cupboard.

##### **LOUNGE - 4.1m (13'5") x 3.94m (12'11") into alcove**

With radiator and living flame gas fire in wood surround with marble hearth.

##### **DINING ROOM - 3.53m x 2.34m (11'7" x 7'8")**

With radiator, woodgrain effect laminate flooring and UPVC French doors open to the westerly facing rear garden.

##### **KITCHEN - 3.6m x 3.53m (11'10" x 11'7")**

Fitted with a range of modern white shaker design wall, drawer, and floor units with complementary marble effect work surface, four ring gas hob with slate tiled splashback and electric extractor fan over, integrated electric oven, stainless steel sink with mixer tap and drainer, plumbing for washing machine, wall mounted Baxi combination boiler and woodgrain effect laminate flooring.

#### **FIRST FLOOR**

##### **LANDING**

With storage cupboard and access to the loft room.

##### **LOFT ROOM - 3.48m x 3.28m (11'5" x 10'9")**

A fully boarded and plastered loft room with electrics, Velux window and eaves storage.

**TO VIEW:** Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



# MARSH HOUSE AVENUE, TS23 2HW

## **BEDROOM ONE - 4.06m (13'4") into wardrobes x 4.17m (13'8") into recess**

With radiator and built-in wardrobe.

## **BEDROOM TWO - 3.45m (11'4") x 4.2m (13'9") into recess**

With radiator and built-in wardrobe.

## **BEDROOM THREE - 2.29m x 2.8m (7'6" x 9'2")**

With radiator.

## **BATHROOM**

Fitted with a white three-piece suite comprising panelled bath with electric shower over, glass shower screen and mixer tap, wash hand basin with mixer tap, WC, part tiled walls, and radiator.

## **EXTERNALLY**

### **GARDEN**

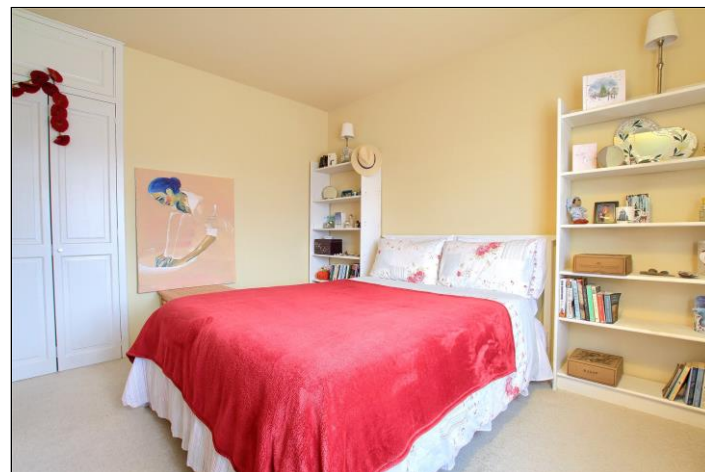
The front of the property is pedestrianised with gated access and flagstone pathway to the entrance door. Side access leads to the mature well stocked rear garden which is westerly facing and has a large patio area, brick built sheds, raised decked area, lawn with conifer borders adding some extra privacy and outside tap.

**AGENTS REF:** - MH/LS/BIL200289/07022024

**Council Tax Band:** A      **Tenure:** Freehold

**TO VIEW:** Contact our Billingham office on

Tel: **01642 955140**





MARSH HOUSE AVENUE, TS23 2HW





MARSH HOUSE AVENUE, TS23 2HW

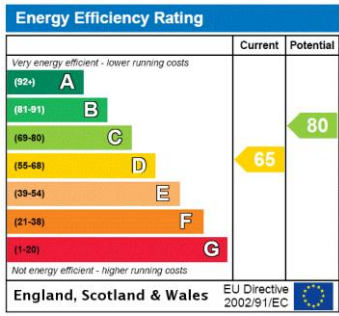


Do you have a property you  
need to sell  
**before** you can buy?

Michael Poole offers **FREE, no obligation**  
market appraisals and gives you guidance  
on the **BEST PRICE** you can expect in the  
current market



The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



**TO VIEW:** Contact our Billingham Office on Tel: **01642 955140**  
10 Town Square, Billingham, TS23 2LY