

SOUTH AVENUE, BILLINGHAM, TS23 1DD



- ▲ Two Double Bedroom Semi Detached House
- ▲ Glowing Example of a First Class Home
- ▲ Being the Subject of Skilful Renovation & a Flawless Makeover

- ▲ Open Plan Lounge/Dining/Kitchen Area with a Range of Modern Units
- ▲ LVT Flooring & Oak Internal Doors
- ▲ Off Street Parking on The Driveway
- ▲ Garage Has been Converted into a Workspace & Utility Room

£210,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Being the subject of skilful renovation and a flawless makeover, this indescribably good two bedroom semi-detached house is a glowing example of a first-class home.

The beautifully presented interior comprises entrance area and open plan lounge/dining/kitchen area that has modern living in mind. The first floor has two double bedrooms and a stunning bathroom with four-piece suite. Outside the garage has been converted into a workspace with the rear space used as a utility room. The property sits back from the road with a good size driveway and relatively private rear garden.

Other features include LVT flooring, oak internal doors, gas central heating with combi boiler and UPVC double glazed windows.

GROUND FLOOR

ENTRANCE

With composite entrance door and staircase to the first floor.

OPEN PLAN LOUNGE/DINING/KITCHEN - 3.84m (12'7") x 2.72m (8'11") in the kitchen area plus 3.7m (12'2") x 3.96m (13') in the dining area and 4.83m (15'10") x 3.18m (10'5") in the lounge

Fitted with a range of wall, drawer, and floor units, marble effect worksurface and breakfast bar, one and a half bowl stainless steel sink with glass top and mixer tap, four ring gas hob with glass splashback and brush steel electric extractor fan with glass inlay over and integrated fridge freezer. LVT flooring, LED downlights, under stairs storage cupboard, built-in cupboards to alcoves and French doors to the rear garden.

FIRST FLOOR

LANDING

With access to the loft via sturdy wooden loft ladder.

BEDROOM ONE - 4.06m (13'4") x 3.63m (11'11") into wardrobes

With built-in wardrobes, LVT flooring and radiator.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk



SOUTH AVENUE, TS23 1DD

BEDROOM TWO - 3.12m x 3.3m (10'3" x 10'10")

With radiator, LVT flooring and over stairs storage cupboard.

BATHROOM

Fitted with an ultra-modern four-piece suite comprising freestanding bath with mixer tap, double walk-in shower with glass shower screen, tiled seat, waterfall showerhead and shower attachment, vanity sink unit with wash hand basin, WC, Porcelain tiled walls, LED downlights and storage cupboard.

EXTERNALLY

GARDENS

To the front there is a concrete driveway and a lawned garden with mature bush borders. To the rear there is an enclosed garden with lawn, timber decked area, timber shed, bush borders and outside power.

WORKSPACE/OFFICE

The garage has been converted into a workspace with power, lights, electric and UPVC French doors.

UTILITY AREA

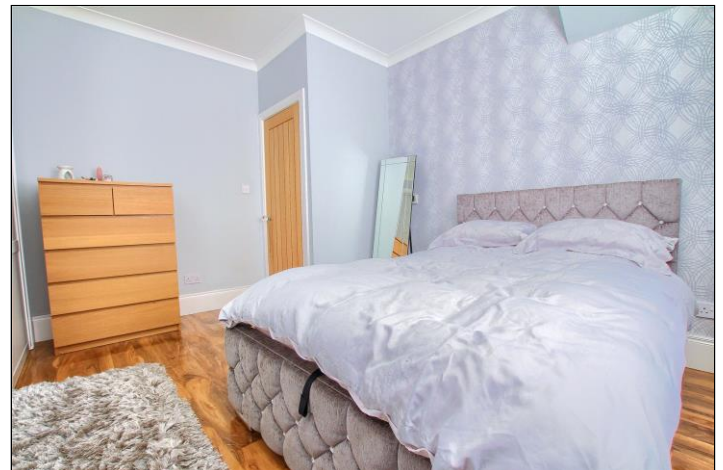
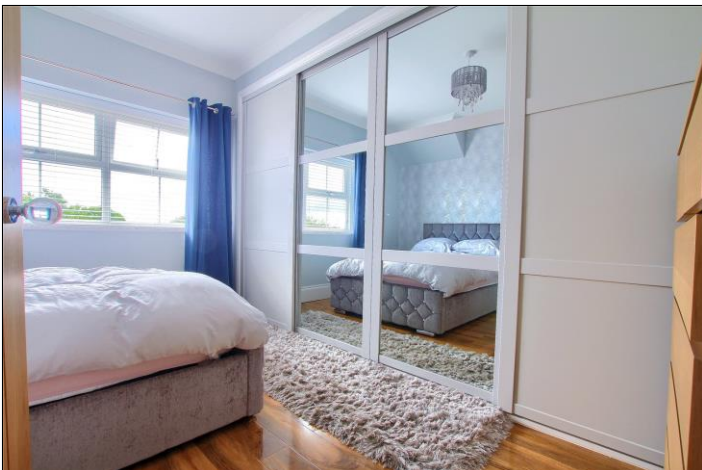
There is a utility area to the rear of the converted garage with plumbing for washing machine and dryer and UPVC door with glass inlay.

AGENTS REF: - MH/LS/BIL220456/31072023

Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**

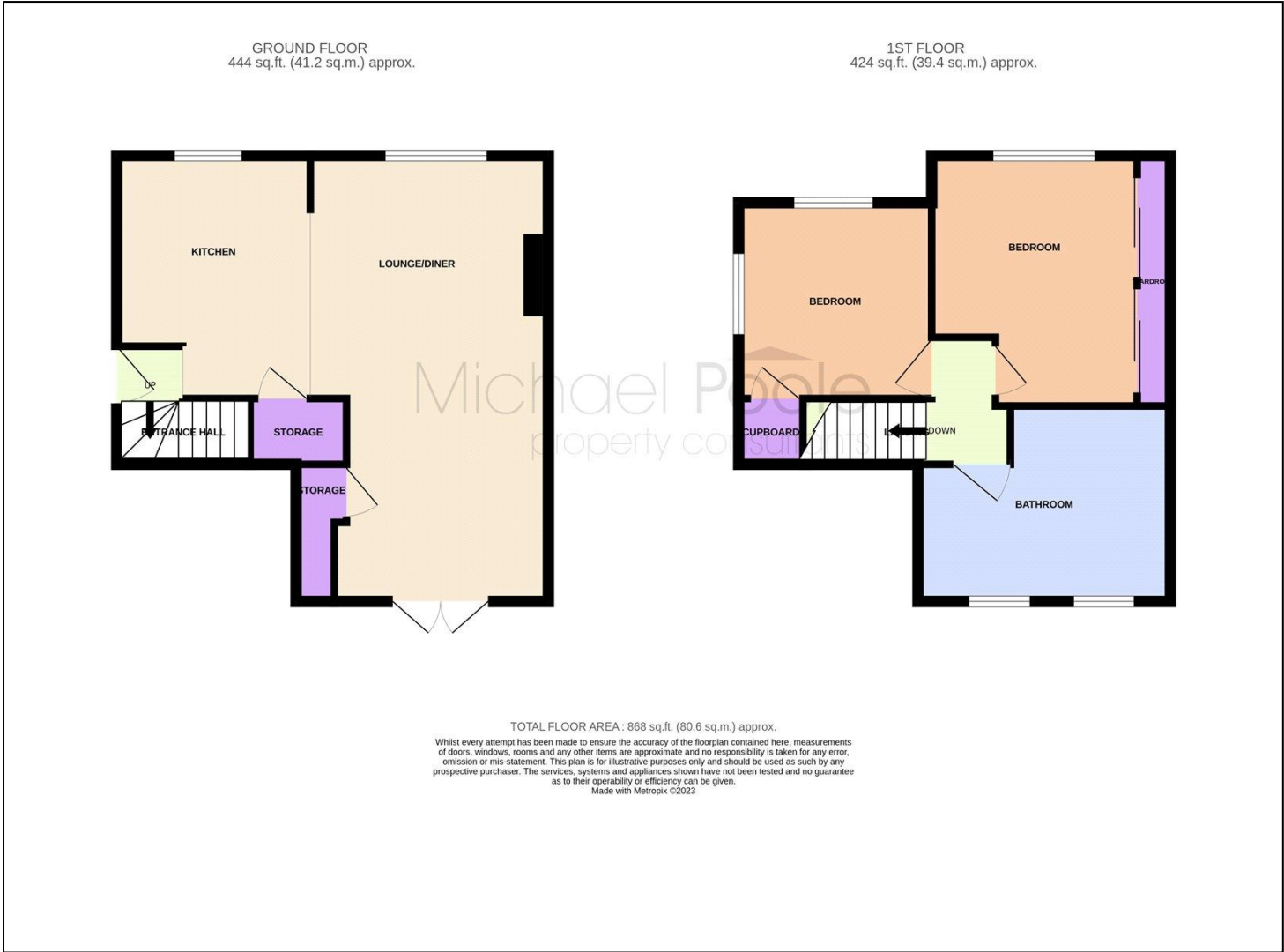


SOUTH AVENUE, TS23 1DD

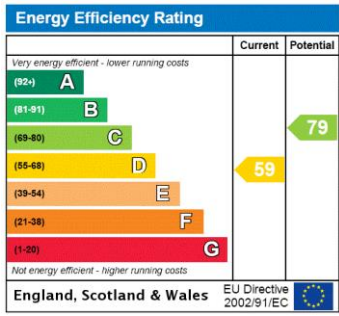


SOUTH AVENUE, TS23 1DD





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