

## PENTLAND AVENUE, BILLINGHAM, TS23 2RF



- ▲ This CHAIN FREE Two Bedroom Terrace House Is Sure To Be of Interest To Both First Time Buyers & Landlord/Investors Alike
- ▲ Good Size Southerly Facing Rear Garden & Two Driveways

- ▲ Detached Garage Accessed from the Rear
- ▲ UPVC Double Glazing & Central Heating with a Combi Boiler
- ▲ Really Easy Reach of Billingham Town Centre

**£85,950**

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

**Michael Poole**  
sales | lettings | auctions





Whether you're in the market for a first-time place of your own or a rental property, this chain free extended terrace house with two bedrooms could be an ideal purchase.

It has a good size southerly facing rear garden, driveway to the front and rear, detached garage, UPVC double glazing and central heating with a combi boiler.

Comprising entrance hall, lounge, extended kitchen/diner, utility room and good storage. The first floor has two double bedrooms and bathroom with white suite.

### **GROUND FLOOR**

**ENTRANCE HALL** - With UPVC double glazed entrance door and staircase to the first floor.

**LOUNGE** - 4.5m (14'9") into alcove reducing to 4.22m (13'10") x 3.53m (11'7") reducing to 2.44m (8')

With radiator and electric living flame log effect burner in wood surround with marble effect hearth.

**DINING ROOM/KITCHEN** - 5.6m (18'4") (max) reducing to 2.44m (8') x 4.5m (14'9") reducing to 2.4m (7'10")

Fitted with a range of pine effect wall, drawer, and floor units with complementary marble effect work surface, stainless steel sink with extendable hose mixer tap and drainer, four ring gas hob with tiled splashback and electric extractor fan over, electric oven, part tiled walls, tile effect vinyl flooring to the kitchen area, radiator, and deep airing cupboard housing the Baxi combination boiler.

**STORAGE** - 1.75m x 0.81m (5'9" x 2'8")

**UTILITY AREA** - 1.88m x 1.75m (6'2" x 5'9")

With plumbing for washing machine and dryer.

### **FIRST FLOOR**

**LANDING** - With access to the loft.

**BEDROOM ONE** - 6.65m (21'10") reducing to 4.5m (14'9") x 2.95m (9'8") reducing to 1.02m (3'4")

With radiator and storage cupboard over alleyway.

**TO VIEW:** Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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



## PENTLAND AVENUE, TS23 2RF

### **BEDROOM TWO - 3.1m x 2.74m (10'2" x 9')**

With radiator.

**BATHROOM** - Fitted with a white three-piece suite comprising panelled bath with tiled splashback, WC, wash hand basin, chrome towel rail, and woodgrain effect laminate flooring.

### **EXTERNALLY**

**GARDENS** - To the front there is a flagstone driveway for one car and a lawned garden with mature bush border. Alleyway access leads to the southerly facing rear garden with large flagstone patio area and pathway, lawn, outside tap and rear access to Ochil Terrace.

**DETACHED GARAGE** - Double wooden gates open to a driveway for a number of cars leading to a detached garage with up and over door and rear access door to the garden.

**AGENTS REF:** - MH/LS/BIL230054/01022023

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

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

Tel: **01642 955140**





PENTLAND AVENUE, TS23 2RF

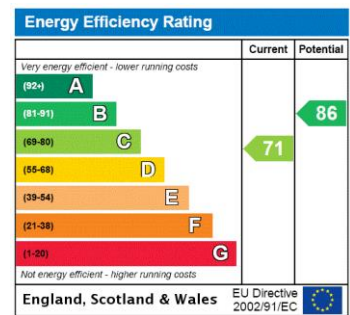
A photograph of the storefront of Michael Poole property consultants at night. The building has a blue neon sign that reads "Michael Poole property consultants". The windows are illuminated and display various property listings and signs with the company logo.

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