THORNLEY AVENUE, BILLINGHAM, TS23 3RS

▲ Excellently Presented Mid Terrace House with Three Bedrooms

▲ A Perfect Starting Point for Young Families & First Time Buyers

▲ Sensibly Priced, Chain Free Sale & Very Easy to Move Straight Into

▲ UPVC Double Glazed Windows & Exterior Doors

▲ Central Heating with Combi Boiler

▲ Lounge & Kitchen/Diner with Modern Style Units

▲ Bathroom with a Smart Modern White Suite

£125,000

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Whether you are in the market for a first-time buyer home or looking for a no-nonsense rental property this mid terrace house could be the prefect buy.

It has the advantage of a simple chain free sale, UPVC double glazed windows and exterior doors and central heating system with combi boiler.

Very briefly, the accommodation comprises brick-built porch, lounge, and kitchen/diner with modern style units. The first floor has three bedrooms and bathroom with a modern white three-piece suite. Outside, there is a pedestrianised front garden and smart enclosed rear garden with a large raised decked area.

GROUND FLOOR

ENTRANCE PORCH - With UPVC double glazed entrance door and meter cupboard.

LOUNGE - **4.47m x 4.2m (14'8" x 13'9")**
With woodgrain effect laminate flooring, radiator, staircase to the first floor, living flame gas fire in wood surround with marble hearth and double doors opening to the kitchen/dining room.

KITCHEN/DINING ROOM - **4.47m x 4.7m (14'8" x 15'5")**
Fitted with a range of modern shaker design wall, drawer, and floor units with complementary marble effect work surface, four ring gas hob with glass splashback and brushed steel electric extractor fan over, integrated electric oven and plumbing for washing machine. Tiled floor, under stairs storage cupboard, LED downlights and UPVC door to the rear garden.

FIRST FLOOR

LANDING - With access to the loft.

BEDROOM ONE - **4.88m x 2.54m (16' x 8'4")**
With radiator.

BEDROOM TWO - **2.72m x 2.54m (8'11" x 8'4")**
With radiator.

BEDROOM THREE - **3.4m (11'2") (max) x 1.83m (6') (max)**
With radiator and useful over stairs storage cupboard.

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10 Town Square, Billingham, TS23 2LY

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BATHROOM - Fitted with a modern white three-piece suite comprising panelled bath with shower over and concertina shower screen, wash hand basin with waterfall mixer tap and WC. Waterproof panelled walls, LED downlights, tiled floor, and chrome towel rail.

<u>EXTERNALLY</u>

GARDENS - The front of the property is pedestrianised with gated access and concrete flagstone front garden. To the rear there is a low maintenance rear garden with large resin patio area, raised timbered decked area with bar and storage shed, outside tap and gated access to the rear.

AGENTS REF: - MH/LS/BIL230280/08092023

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

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GROUND FLOOR

1ST FLOOR

KITCHEN/DINER

UPBOAR

LOUNGE

UP

PORCH

BATHROOM

BEDROOM 2

DOWN LANDING

UPBOARD

BEDROOM 3

BEDROOM 1

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
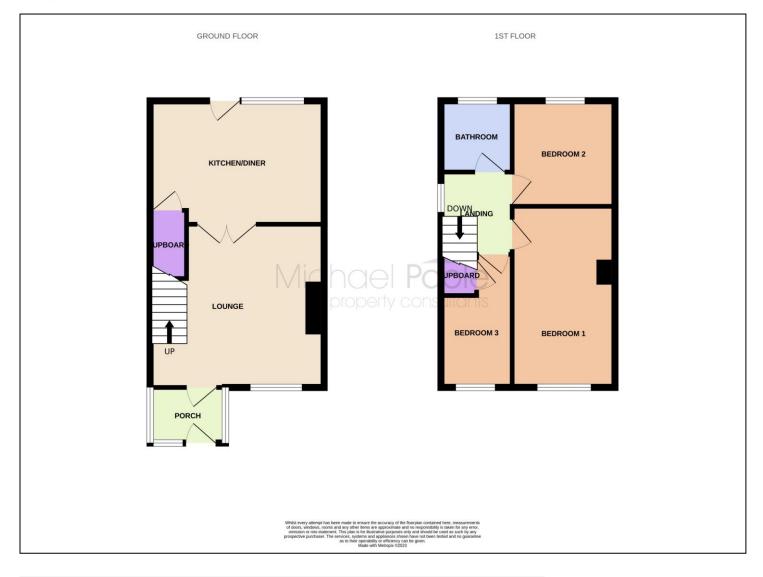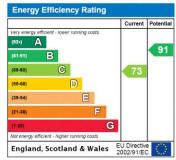Made with Metropix ©2023

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Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		91
(69-80)	C		
(55-68)	D	73	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales | EU Directive 2002/91/EC

The Property Ombudsman

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