

TEESDALE AVENUE, BILLINGHAM, TS23 1NW



- ▲ Double Fronted Style Three Bedroom House
- ▲ Always Popular Location
- ▲ Well Presented & Lovely Proportions
- ▲ Ideal First Time Buyer Home

- ▲ Rear Garden with Summerhouse/Bar & Garage
- ▲ Kitchen/Diner with Modern Units
- ▲ UPVC Double Glazing
- ▲ Central Heating with Combi Boiler

£145,000

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This nicely proportioned and well-presented double fronted three bedroom end terrace house would perfectly suit a young family looking for a first time home of their own.

It has a good size rear garden, detached garage, summerhouse/bar, central heating with a Viessmann combi boiler, UPVC double glazing and the loft has been fully boarded with Velux windows for useful storage.

Comprising briefly entrance hall, lounge with French doors and kitchen/diner with modern units. The first floor has three bedrooms and bathroom with a white suite.

A super home which merits an early viewing.

GROUND FLOOR

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

LOUNGE - 4.98m (16'4") x 3.45m (11'4") into alcoves
With radiator and UPVC French doors open to the rear garden.

KITCHEN DINER - 4.98m (16'4") (max) x 4.4m (14'5") (max)

Fitted with a range of high gloss wall, drawer, and floor units with complementary slate effect work surface, one and a half bowl sink unit with hose mixer tap, four ring gas hob with splashback and black electric extractor fan with glass inlay over, integrated oven, integrated dishwasher, fridge freezer and washing machine. Slate tile effect flooring, under stairs cupboard and UPVC door to the rear garden.

FIRST FLOOR

LANDING - With airing cupboard housing the Viessmann combi boiler and access via a sturdy dropdown ladder to the fully boarded loft with two Velux windows, light and power.

BEDROOM ONE - 3.4m x 3.12m (11'2" x 10'3")

With built-in wardrobes over the stairs and radiator.

BEDROOM TWO - 3.43m (11'3") into recess x 3.5m (11'6")

With radiator.

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BEDROOM THREE - 2.54m x 2.2m (8'4" x 7'3")

With radiator.

BATHROOM - Fitted with an ultra-modern three-piece suite comprising panelled bath with glass shower screen, drench showerhead and shower attachment, vanity sink unit with wash hand basin and waterfall mixer tap, WC, part tiled walls, slate tile effect flooring, and chrome towel rail.

EXTERNALLY

GARDENS & GARAGE - To the front there is a lawned garden and a shared concrete driveway. Gated access leads to the rear garden with large flagstone patio area, lawn, further raised timber decked area, outside tap, power socket, detached garage with up and over door, power and light and a summerhouse bar with UPVC French doors, power, and light.

AGENTS REF: - MH/LS/BIL230348/18082023

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

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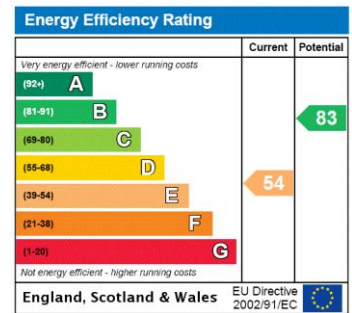
GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.

TOTAL FLOOR AREA : 853 sq.ft. (79.2 sq.m.) approx.

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.
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