

CENTRAL AVENUE, BILLINGHAM, TS23 1LS



- ▲ Simply Stunning Three Bedroom End Terrace
- ▲ Modern, Light & Airy Feel to the Property
- ▲ Modern En-Suite & Shower Room
- ▲ Two Reception Rooms & Fabulous Kitchen

- ▲ Block Paved Parking & Detached Garage
- ▲ Gas Central Heating with Baxi Boiler
- ▲ UPVC Double Glazing & Composite Front Door
- ▲ Front & Rear Gardens

£135,000

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This fantastic three-bedroom end terraced house provides the next lucky owners with imaginative, well planned, and superbly presented accommodation which would perfectly suit a young family or a first-time buyer.

Throughout, there is a modern, light, and airy feel about the place and comprises briefly entrance hall, lounge with bay window, sitting room/diner with French doors leading out to the rear garden and kitchen with modern range of units. The first floor has three bedrooms with modern en-suite to bedroom one and shower room with modern three-piece suite. Outside there is a shared access drive leading to rear block paved parking, detached garage and rear garden with lawn and patio area.

Other nice features include UPVC double glazed windows and exterior doors and central heating with a Baxi combi boiler.

Must be viewed.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay, woodgrain effect laminate flooring, vertical tube radiator, and staircase to the first floor.

LOUNGE - 4.6m (15'1") (max) x 3.2m (10'6") into alcoves
With woodgrain effect laminate flooring, radiator, under stairs storage cupboard and UPVC French doors open to the rear garden.

DINING ROOM - 3.66m (12') into bay window reducing to 2.72m (8'11") x 4.88m (16')
With radiator and bay window.

KITCHEN - 3.8m x 1.65m (12'6" x 5'5")
Fitted with a range of modern high gloss wall, drawer, and floor units with complementary wood effect work surface, stainless steel sink with mixer tap and drainer, four ring gas hob with glass splashback and brushed steel electric extractor fan over, plumbing for washing machine and space for fridge freezer. Vertical radiator, woodgrain effect laminate flooring, and LED downlights.

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FIRST FLOOR

LANDING - With access to the loft.

BEDROOM ONE - 2.74m (9') x 3.66m (12') into alcove
With radiator.

EN-SUITE - Fitted with a modern three-piece suite comprising corner shower cubicle with glass shower sliding door, electric shower over and waterproof panelled splashback, vanity sink unit with wash hand basin and mixer tap, WC, vinyl flooring and chrome towel rail.

BEDROOM TWO - 3.66m (12') x 2.6m (8'6") into alcoves
With radiator.

BEDROOM THREE - 3.66m (12') reducing to 2.82m (9'3") x 2.29m (7'6") reducing to 0.91m (3')
With radiator and built-in wardrobe with sliding door.

SHOWER ROOM - Modern shower room comprising double walk-in shower with shower over plus shower attachment, vanity wash hand basin with mixer tap and WC.

EXTERNALLY

GARDENS & GARAGE - To the front there is a fence boundary with a lawned garden and a shared block paved driveway leading to a rear block paved parking area and detached garage with up and over door. There is also an outside tap,

block paved patio area, lawned garden and a concrete pathway.

AGENTS REF: - MH/LS/BIL230454/01112023

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

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Tel: **01642 955140**



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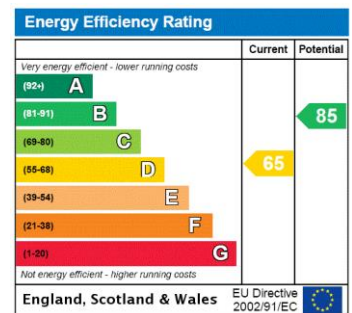
A photograph of the storefront for Michael Poole property consultants at night. The building has a blue neon sign above the entrance that reads "Michael Poole property consultants". The windows are illuminated from within, showing property listings and signs with the company name. The overall scene is lit with blue and white light.

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