

BALMORAL AVENUE, BILLINGHAM, TS23 2HS



- ▲ Offered to The Market with a Chain Free Sale
- ▲ Three Bedroom Mid Terrace Home
- ▲ In Need of Modernisation

- ▲ SOUTH FACING Rear Garden
- ▲ UPVC Double Glazing
- ▲ Cul-De-Sac Position

£115,000

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This three-bedroom mid terrace house in a cul-de-sac position is perfect for a first-time buyer or someone looking to put their own stamp on a property. It features a SOUTH facing rear garden, kitchen/diner and is offered to the market with a chain free sale.

Comprising entrance hall, front lounge with back boiler and kitchen diner. The first floor has a large bedroom as it goes over the alleyway, another double bedroom, roomy single, bathroom and separate WC. Outside there is a front garden and a south facing rear garden.

GROUND FLOOR

ENTRANCE HALL - With UPVC double glazed entrance door, woodgrain effect laminate flooring, staircase to the first floor and radiator.

LOUNGE - 4.52m (14'10") into bay window x 3.68m (12'1")
With bay window, woodgrain effect laminate flooring, radiator and living flame gas fire with back boiler.

KITCHEN DINER - 5.74m (18'10") reducing to 3.68m (12'1") x 3.5m (11'6") reducing to 2.77m (9'1")

Fitted with a range of wood wall, drawer, and floor units with complementary wood effect work surface, stainless steel sink with drainer, slot in electric cooker, plumbing for washing machine, vinyl flooring, radiator, and UPVC door to the rear garden.

FIRST FLOOR

LANDING - With access to the loft.

BEDROOM ONE - 5.03m (16'6") (max) x 3.63m (11'11") (max)
With radiator, woodgrain effect laminate flooring, and built-in wardrobe.

BEDROOM TWO - 3.76m (12'4") into recess x 3.48m (11'5")
With radiator, woodgrain effect laminate flooring and built-in wardrobe.

BEDROOM THREE - 2.6m x 2.41m (8'6" x 7'11")
With radiator, woodgrain effect laminate flooring and cupboard over the stairs.

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10 Town Square, Billingham, TS23 2LY

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BATHROOM - Fitted with a white two-piece suite comprising panelled bath with mixer tap and shower attachment and wash hand basin.

SEPARATE WC - With WC.

EXTERNALLY

GARDENS - To the front there is a concrete path to the entrance door and a lawned garden with hedge borders. Alleyway access leads to the southerly facing rear garden with concrete patio area, lawn, outside brick-built storage and outside tap.

AGENTS REF: - MH/LS/BIL240028/29012024

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

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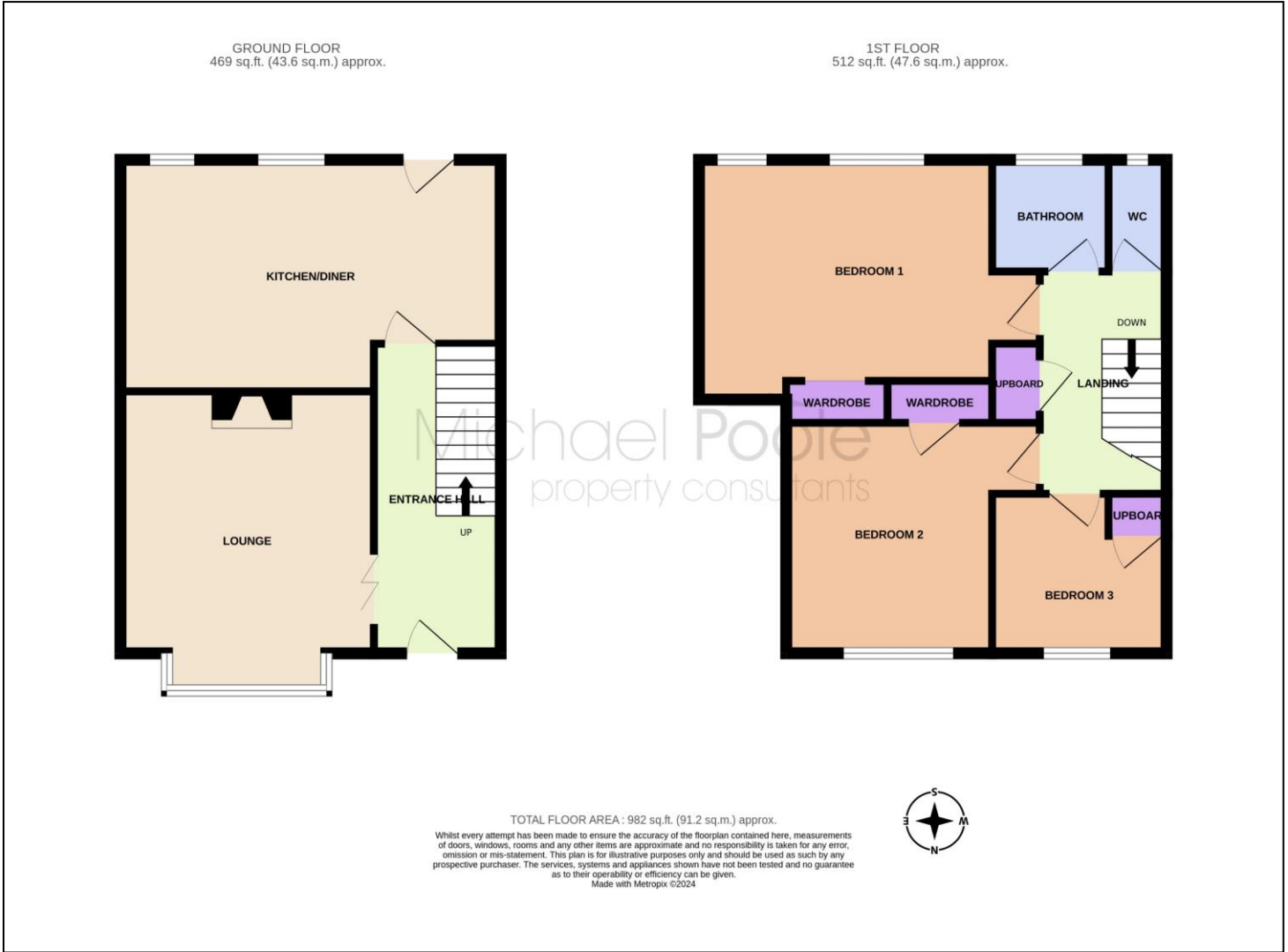


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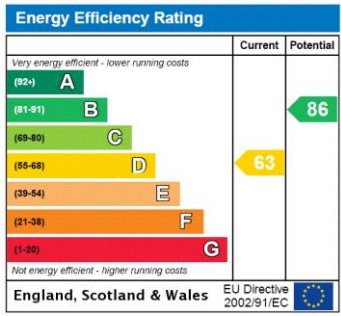


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