

## PENTLAND AVENUE, BILLINGHAM, TS23 2PN



- ▲ A Really Well Looked After Three Bedrooms Terraced House
- ▲ In Need of Some Modernisation
- ▲ Very Straight Forward Chain Free Sale
- ▲ Lovely Large 100ft Rear Garden
- ▲ Perfect First Time Home of Your Own

- ▲ Within Easy Reach of Billingham Town Centre
- ▲ Gas Central Heating with Worcester Combi Boiler
- ▲ UPVC Double Glazing

**£95,000**

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Whether you're looking for a first time home of your own, make a property investment or perhaps looking to downsize, this three bedroom terrace house could be your ideal buy!

It has a wonderfully large 100ft rear garden, a simple chain free sale, gas central heating with Worcester combi boiler, cavity wall insulation, concrete patterned driveway and UPVC double glazing.

Comprising entrance hall, lounge, kitchen, and bathroom with four-piece suite on the ground floor. The first floor has three bedrooms.

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

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

##### **LOUNGE - 4.52m (max) x 3.56m (14'10" (max) x 11'8")**

With radiator and living flame electric fire in wood surround with marble hearth.

##### **KITCHEN - 5.46m (17'11") reducing to 3.94m (12'11") x 2.41m (7'11") reducing to 1.6m (5'3")**

Fitted with a range white wall, drawer, and floor units with complementary marble effect work surface, stainless steel sink with mixer tap and drainer, four ring gas hob, integrated electric oven, plumbing for washing machine, woodgrain effect laminate flooring, radiator, two storage cupboards, wall mounted Worcester Bosch combination boiler and UPVC door to the rear garden.

##### **BATHROOM**

Fitted with a white four-piece suite comprising double shower cubicle with shower over and glass shower door, panelled bath, wash hand basin, WC, towel rail, and fully tiled walls and floor.

#### **FIRST FLOOR**

##### **LANDING**

**TO VIEW:** Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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# PENTLAND AVENUE, TS23 2PN

## **BEDROOM ONE - 6.65m (21'10") reducing to 4.55m (14'11") x 2.92m (9'7") reducing to 1.12m (3'8")**

With woodgrain effect laminate flooring, radiator, deep storage cupboard and cast iron fireplace.

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

With radiator.

## **BEDROOM THREE - 2.64m x 2.18m (8'8" x 7'2")**

## **EXTERNALLY**

### **PARKING & GARDEN**

To the front there is a concrete patterned driveway with wrought iron gates and a boundary brick wall. Gated access under the alleyway leads to the large rear garden with flagstone patio area, gravelled borders, lawn, greenhouse, timber shed and outside tap.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

**AGENTS REF:** - MH/LS/BIL240030/08022024

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

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

Tel: **01642 955140**



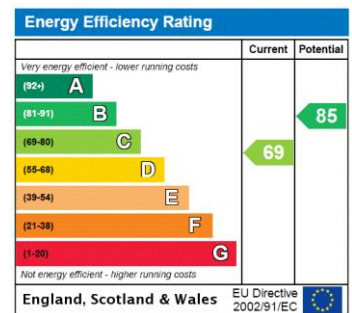
GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.

TOTAL FLOOR AREA: 796 sq.ft. (74.0 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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