

RYDAL AVENUE, BILLINGHAM, TS23 1HZ



- ▲ Perfect First Time Buyer Property
- ▲ Three Bedroom Semi Detached House
- ▲ In Ready to Move in Condition
- ▲ Off Street Parking on The Driveway
- ▲ Two Double Bedrooms & Roomy Single
- ▲ Gas Central Heating with Combi Boiler

- ▲ UPVC Double Glazing
- ▲ Low Maintenance Rear Garden
- ▲ Lounge/Diner & Kitchen
- ▲ Bathroom with Four Piece Suite

£110,000

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This will be of particular interest to first time buyers or someone looking for a ready to move in home. This semi-detached features three bedrooms, double width driveway, gas central heating with combi boiler, UPVC double glazing and a low maintenance rear garden.

Comprising entrance hall, lounge/diner and kitchen on the ground floor. The first floor has two double bedrooms, roomy single and bathroom with white three piece suite.

GROUND FLOOR

ENTRANCE HALL - With UPVC double glazed entrance door, woodgrain effect laminate flooring, thermostat heating control, under stairs storage cupboard, radiator, and staircase to the first floor.

LOUNGE/DINING ROOM - 6.8m (22'4") (max) x 4.24m (13'11") (max)
With radiator and living flame gas fire in marble surround in the lounge area and woodgrain effect laminate flooring, bay window, and radiator in the dining area.

KITCHEN - 5.87m (19'3") (max) x 1.7m (5'7") (max)
Featuring a range of shaker design wall, drawer, and floor units with complementary marble effect work surface, slot in cooker with tiled splashback and brushed steel electric extractor fan over, plumbing for washing machine, one and a half bowl stainless steel sink with mixer tap and drainer, vinyl flooring, radiator, and UPVC composite door to the rear garden.

FIRST FLOOR

LANDING - With access to the boarded loft via dropdown ladder and airing cupboard housing the Viessmann combination boiler.

BEDROOM ONE - 3.58m x 3.2m (11'9" x 10'6")
With radiator and built-in wardrobes.

BEDROOM TWO - 3.23m x 3.2m (10'7" x 10'6")
With radiator.

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BEDROOM THREE - 2.6m x 2.74m (8'6" x 9')

With woodgrain effect laminate flooring.

BATHROOM - Fitted with a white four-piece suite comprising panelled corner bath, wash hand basin, WC, shower cubicle with concertina glass shower door, fully tiled walls, vinyl flooring, and electric extractor fan.

EXTERNALLY

PARKING & GARDENS - To the front there is a double width concrete driveway with flagstone path to the entrance door and a lawned garden with conifer borders and slate gravel. Gated access leads to the rear garden with flagstone pathway, raised timber decked area, astro turf, shed and outside tap.

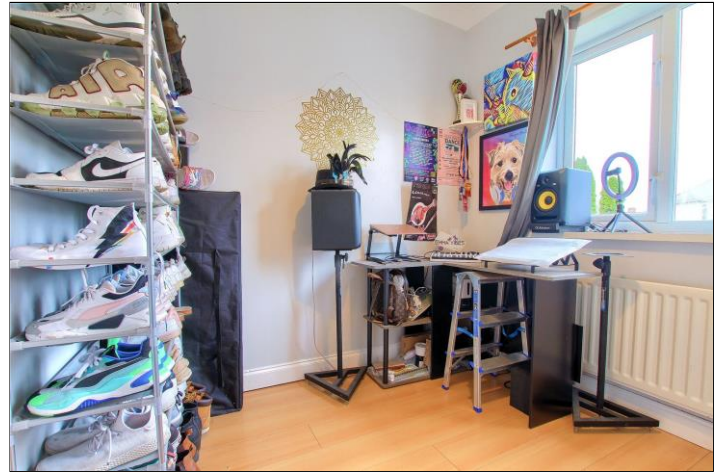
AGENTS REF: - MH/LS/BIL240042/15022024

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

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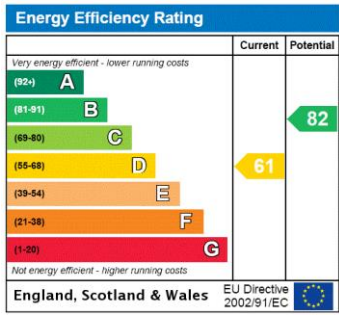
GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.

TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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