

## MELROSE AVENUE, BILLINGHAM, TS23 2JE



- ▲ A Nicely Presented CHAIN FREE Three Bedroom End Terrace House of Lovely Proportions
- ▲ Great Location Within Easy Reach of Primary Schools, Park, Forum & Billingham Town Centre
- ▲ Lounge with Multi Stove Burner & Separate Dining Room

- ▲ Kitchen with Modern Light Oak Style Units
- ▲ White Bathroom Suite & Separate WC
- ▲ Rear Garden with Decked Patio, Lawn & Outbuildings
- ▲ UPVC Double Glazing & Central Heating with Combi Boiler

**£140,000**

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Perfectly suited to a young family or first-time buyer, this well-proportioned three-bedroom end terraced house is nicely located within easy reach of well-regarded schools, John Whitehead Park, Billingham Forum, and Town Centre.

The nicely presented accommodation comprises entrance hall, lounge with multi stove burner, dining room and kitchen with modern light oak style units. The first floor has three bedrooms, bathroom with a white suite and separate WC.

Outside, the rear garden has a flagstone patio, lawn, and outbuildings. The front garden has paved hardstanding creating some useful parking space (no drop in the kerb). Other features include UPVC double glazed windows and exterior doors and central heating with a combi boiler.

- Mains Utilities
- Gas Central Heating
- Mains Sewerage
- No Known Flooding Risk
- No Known Legal Obligations
- Standard Broadband & Mobile Signal
- No Known Rights of Way

**TO VIEW:** Tel: 01642 955140  
10 Town Square, Billingham, TS23 2LY

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### **GROUND FLOOR**

**ENTRANCE HALL** - UPVC entrance door with double glazed insert, staircase to the first floor with cupboard below, light oak flooring and radiator.

**LOUNGE - 4.34m x 3.8m (14'3" x 12'6")**  
With radiator and miniature inglenook fire with multi stove burner inset.

**DINING ROOM - 3.05m x 2.41m (10' x 7'11")**  
With light oak flooring, radiator and opening to ...

**KITCHEN - 3.84m x 3.05m (12'7" x 10')**  
Modern light oak style wall, drawer, and floor units with roll top work surface, single drainer stainless steel sink unit with mixer tap over, space for washing machine, cooker, dishwasher, and fridge freezer. Tiled floor, radiator and UPVC door opening to the rear garden.

### **FIRST FLOOR**

**LANDING** - With access to the loft space and built-in cupboard housing the combination boiler.



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## **BEDROOM ONE - 3.33m x 3.3m (10'11" x 10'10")**

With built-in wardrobes and radiator.

## **BEDROOM TWO - 3.84m x 3.02m (12'7" x 9'11")**

With two built-in wardrobes and radiator.

## **BEDROOM THREE - 2.97m x 2.2m (9'9" x 7'3")**

With built-in cupboard and radiator.

**BATHROOM** - White suite comprising panelled bath with electric shower over, vanity unit with wash hand basin and mixer tap, waterproof panelled walling and radiator.

**SEPARATE WC** - White dual flush close coupled WC.

## **EXTERNALLY**

**GARDENS & PARKING** - Front garden laid to lawn with shrub border and a concrete hardstanding has created some useful off road parking space (although there is no drop kerb). Side access leads to a fence enclosed rear garden with flagstone patio area, lawn, outside tap and two useful brick outbuildings.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

**AGENTS REF:** - MH/LS/BIL240082/20032024

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

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

Tel: **01642 955140**



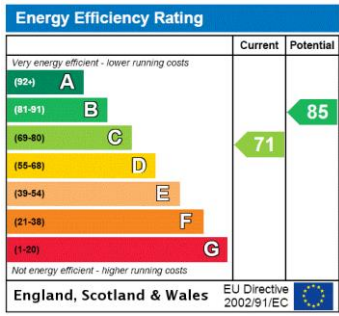


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