

PENTLAND AVENUE, BILLINGHAM, TS23 2RD



- ▲ A Terraced House with No Onward Chain
- ▲ Conveniently Located Only a Stone's Throw from Billingham Town Centre
- ▲ Two Double Bedrooms, Roomy Single & Shower Room
- ▲ UPVC Double Glazed Windows & Exterior Door
- ▲ Potential to Return a Very Respectable Rental Yield

£100,000

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If you are in the market for a sensibly priced first time home of your own where you can add your own stamp or a rental property with the prospect of returning a very respectable yield, then this well-built terraced house with no onward chain is worth of a viewing.

Conveniently located only a stone's throw from Billingham town centre, it has the advantage of gas central heating with Worcester boiler and UPVC double glazing.

Very briefly, the accommodation comprises entrance hall, front lounge, kitchen/diner, and downstairs WC. The first floor has two double bedrooms, room single and shower room.

- Mains Utilities
- Gas Central Heating
- Mains Sewerage
- No Known Flooding Risk
- No Known Legal Obligations

Tenure - Flying Freehold

Council Tax Band A

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

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GROUND FLOOR

ENTRANCE HALL

UPVC double glazed entrance door with glass inlay, radiator, woodgrain effect laminate flooring, under stairs storage cupboard and staircase to the first floor.

LOUNGE - 4.52m (14'10") into bay window and alcove x 3.63m (11'11")

With wall mounted living flame electric fire, radiator, bay window, and woodgrain effect laminate flooring.

KITCHEN DINER - 4.78m (15'8") reducing to 3.63m (11'11") x 3.56m (11'8") reducing to 2.8m (9'2")

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

LOBBY

GROUND FLOOR WC

Fitted with a white WC and part tiled walls.

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FIRST FLOOR

LANDING

With access to the loft via dropdown ladder and airing cupboard housing the Worcester Bosch boiler and tank system.

BEDROOM ONE – 5m (16'5") into recess x 3.9m (12'10") (max)
With radiator and built-in wardrobes.

BEDROOM TWO - 3.73m (12'3") into recess x 3.45m (11'4")
With radiator and built-in wardrobes.

BEDROOM THREE - 2.44m (8') reducing to 1.9m (6'3") x 2.46m (8'1") reducing to 1.47m (4'10")
With radiator and over stairs storage cupboard.

SHOWER ROOM

Modern three-piece suite comprising shower cubicle with glass shower screen, wash hand basin, WC, chrome towel rail, waterproof panelled walls, and tile effect vinyl floor.

EXTERNALLY

GARDENS

To the front the kerb has been dropped, so with removal of the wall a driveway could be put in to provide off road parking. There is currently a boundary brick wall with concrete pathway to the entrance door and alleyway access leading to the rear garden with concrete flagstone patio area, brick built outbuildings, timber greenhouse and outside tap.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
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AGENTS REF: - MH/LS/BIL240099/15042024

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

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Tel: **01642 955140**

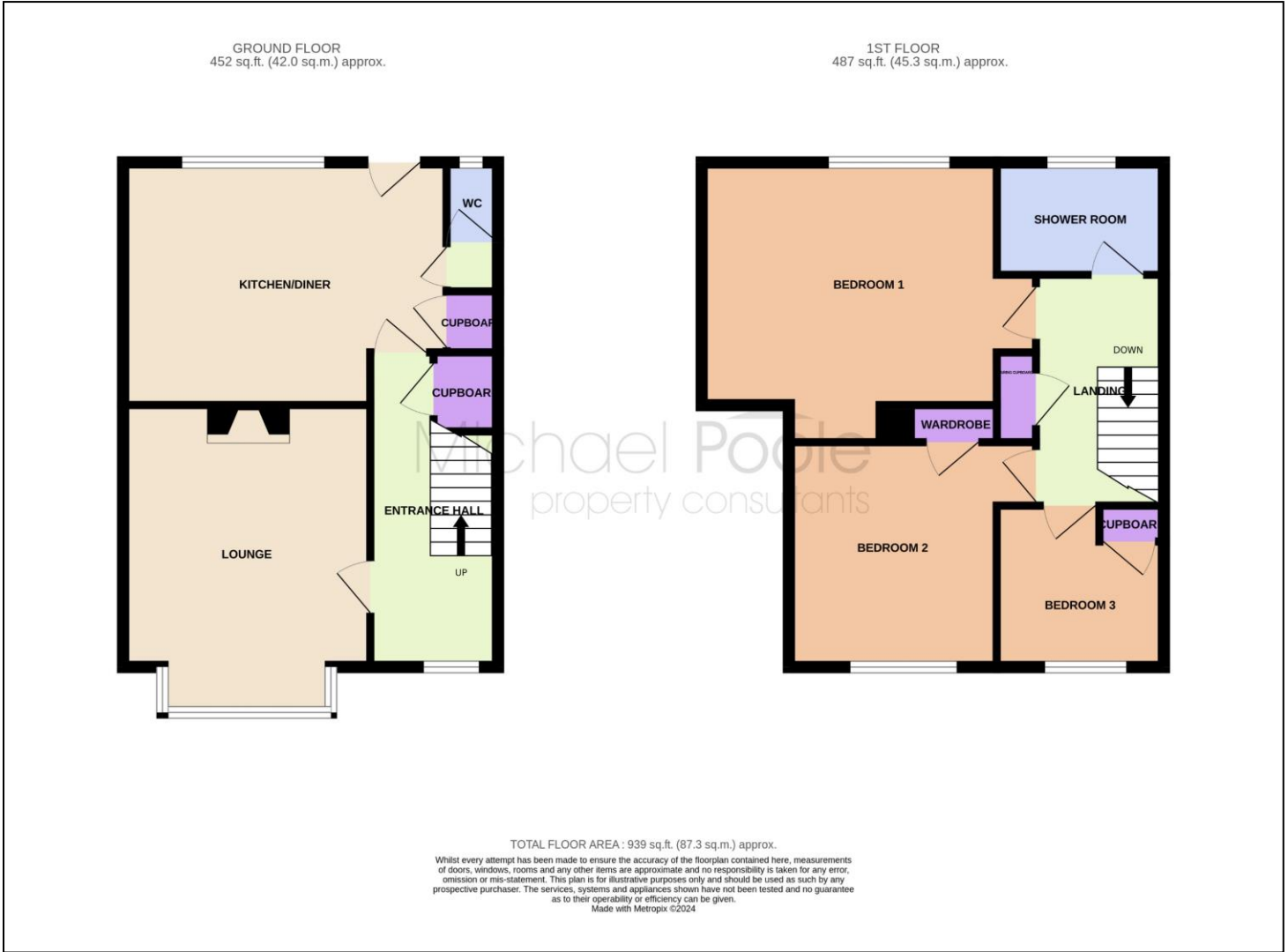


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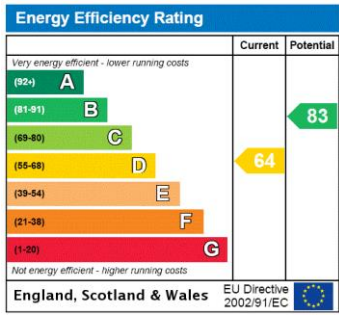
Exterior view of a Michael Poole property consultants storefront at night, featuring a blue illuminated sign and large display windows.

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