



Parklands Avenue  
Billingham



Offers Over £80,000





## Parklands Avenue

### Billingham

Introducing a compelling opportunity for investors or those seeking a renovation project, this three-bedroom semi-detached property presents a blank canvas for a buyer. Located in a convenient area, this property comes with no onward chain, offering a smooth transaction process.

Upon entering, you are greeted by an entrance hall leading to a spacious lounge with a bay window, a dining room, and a kitchen. The first floor features a landing, a bathroom, and three bedrooms. Off-street parking adds to the convenience of this property.

While the property boasts a garden to the rear, it is in need of refurbishment.

**We have been advised by the sellers that the property previously experienced structural damage, which they understand was addressed in February 2003. A certificate of structural adequacy issued 10th February 2003 is available confirming that works that were carried out at the time. For further information on works carried out full details are held in the office.**

**As there is no guarantee that further movement has not taken place potential buyers should treat this as material information and are strongly advised to carry out their own investigations and obtain independent advice prior to making any commitment to purchase.**

In summary, this property presents an ideal investment opportunity or a challenging renovation project for those looking to make their mark on a property in a sought-after location.

***While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf.***

Council Tax band: C

Tenure: Freehold





#### Entrance Hall

15' 10" x 6' 1" (4.82m x 1.85m)

#### Lounge

12' 0" x 10' 11" (3.66m x 3.33m)

#### Dining Room

11' 11" x 10' 11" (3.64m x 3.33m)

#### Kitchen

12' 6" x 9' 3" (3.80m x 2.83m)

#### Landing

10' 2" x 6' 1" (3.11m x 1.85m)

#### Bathroom

6' 8" x 6' 1" (2.03m x 1.85m)

#### Bedroom One

12' 0" x 10' 11" (3.66m x 3.34m)

#### Bedroom Two

12' 0" x 10' 11" (3.66m x 3.33m)

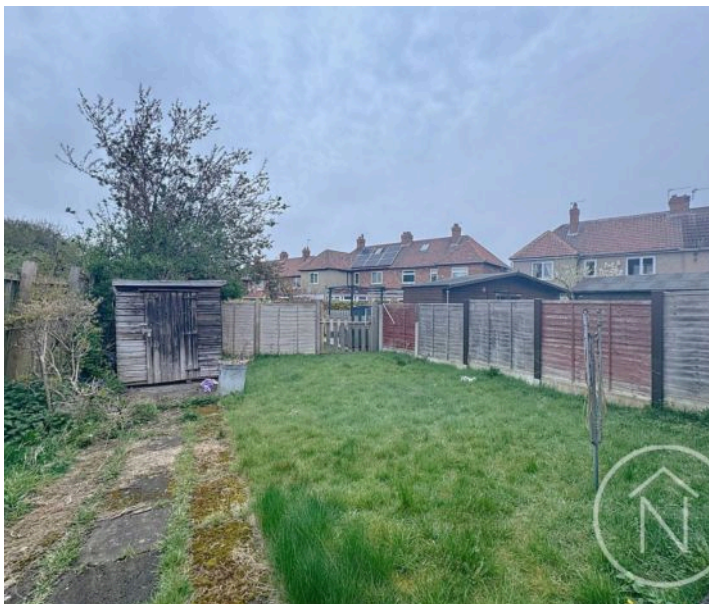
#### Bedroom Three

6' 9" x 6' 1" (2.06m x 1.85m)

#### Garden

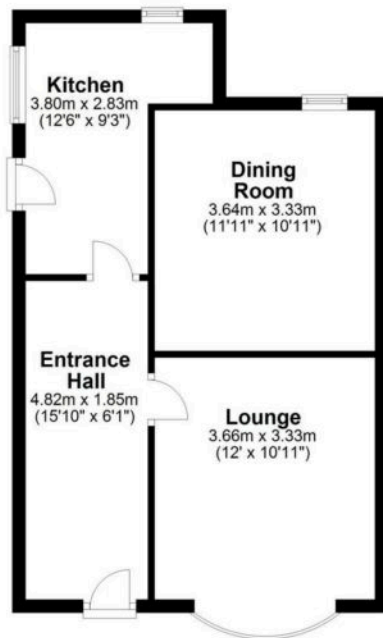
#### Driveway

1 Parking Space



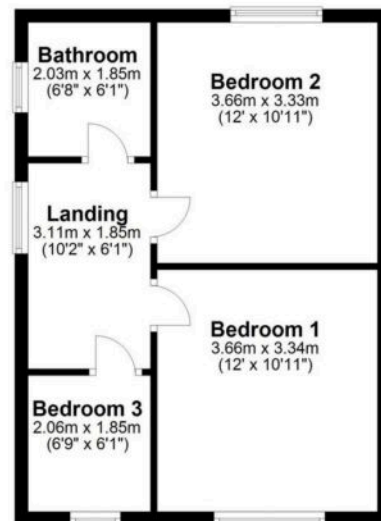
### Ground Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



### First Floor

Approx. 39.2 sq. metres (421.7 sq. feet)



Total area: approx. 82.3 sq. metres (885.7 sq. feet)





## Northgate - Teesside

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