



Parklands Avenue, Billingham - TS23 1DZ  
Billingham



£120,000





## Parklands Avenue

### Billingham

Extended and inviting, this spacious three-bedroom semi-detached property nestled in a sought-after area, offers ample living space with potential for further expansion. The house was previously a four-bedroom residence, thus presenting the opportunity to easily convert it back if desired. The property boasts a seamless flow of space, including an entrance hall, a bright lounge, a dining room perfect for entertaining, a kitchen, and a sunlit conservatory providing a peaceful retreat. The first floor houses a well-appointed landing leading to a bathroom and three generously sized bedrooms ensuring comfort and privacy. The house features UPVC double glazing. The residence also provides practicality with off-street parking, a private driveway, and a garage offering ample storage space for vehicles or outdoor equipment. It is worth noting that the property previously experienced subsidence which has since been rectified, with documentation available for review upon request, providing peace of mind to prospective buyers and their agents.

***We can confirm that subsidence remedial work was carried out on this property in October 1996. While the current owners are unable to locate the original schedule of works, we do hold a copy of the certificate of completion and the corresponding invoice for the work undertaken.***

***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.***

***It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.***

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## Entrance Hall

## Lounge

14' 8" x 13' 11" (4.48m x 4.24m)

## Dining Room

9' 7" x 16' 7" (2.91m x 5.06m)

## Kitchen

11' 6" x 7' 3" (3.50m x 2.21m)

## Conservatory

10' 8" x 6' 8" (3.24m x 2.03m)

## Landing

7' 1" x 7' 2" (2.17m x 2.19m)

## Bathroom

## Bedroom One

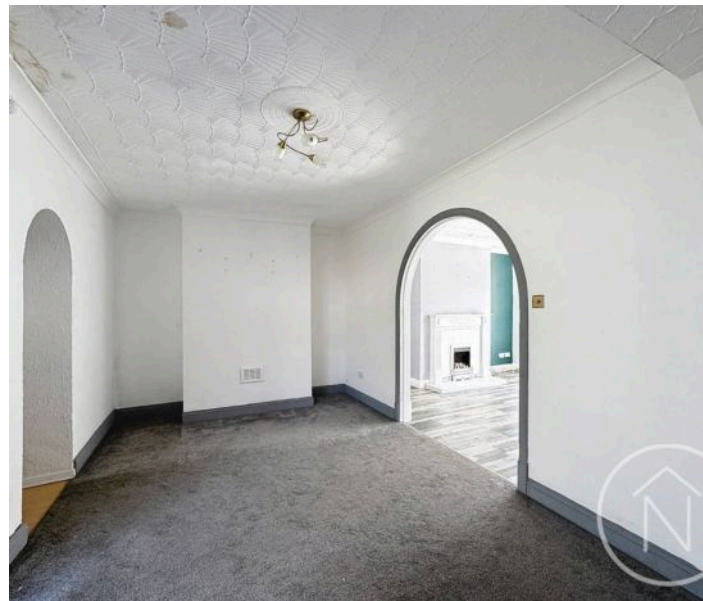
21' 7" x 14' 6" (6.57m x 4.43m)

## Bedroom Two

11' 9" x 9' 9" (3.58m x 2.98m)

## Bedroom Three

9' 7" x 9' 11" (2.92m x 3.01m)







**GARDEN**

**DRIVEWAY**

2 Parking Spaces

**GARAGE**

Single Garage





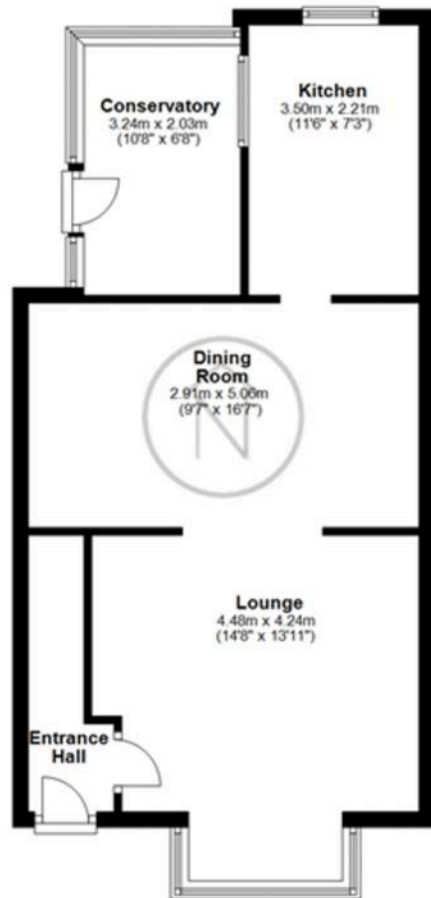






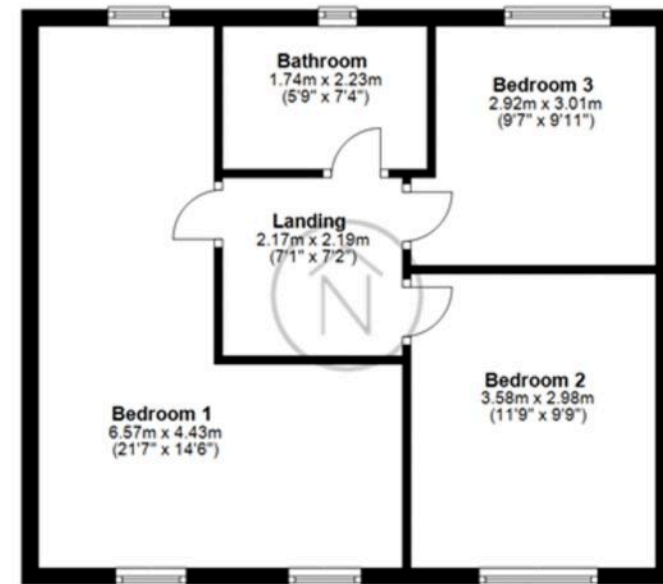


## Ground Floor



Total area: approx. 98.3 sq. metres (1058.3 sq. feet)  
 floor plan(s) by Northgate® for illustration purpose only all measurements are approximate.  
 Plan produced using PlanUp.

## First Floor







## Northgate - Teesside

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