



18 Melrose Avenue, Billingham - TS23 2JW



Offers In Excess of £160,000



18 Melrose Avenue

Billingham, Billingham

Nestled in a prime location overlooking the John Whitehead Park and in close proximity to Billingham Town Centre, this impeccable three-bedroom semi-detached presents an exceptional opportunity for home buyers seeking a blend of convenience and comfort.

As you approach the property, a driveway leads to the garage, offering convenient parking options for residents and visitors alike. Boasting UPVC double glazing and gas central heating throughout, this home ensures a warm and inviting ambience for all seasons.

Upon entering the property, you are welcomed into a spacious entrance hall that sets the tone for the stunning interiors that await within. The ground floor is thoughtfully designed to accommodate modern living, featuring a convenient WC for added comfort and practicality.

The heart of the home is the inviting lounge, enhanced by a bay window that bathes the room in natural light, creating a serene and relaxing atmosphere. Adjacent is the open plan kitchen diner, ideal for entertaining guests or enjoying every-day meals in style.

Moving upstairs, the first floor landing provides access to a well-appointed family bathroom and three generously proportioned double bedrooms. Each bedroom offers ample space for relaxation and rest, ensuring a peaceful retreat at the end of a long day. For additional versatility, a staircase leads to a loft space.

Completing this exceptional property is a large garden to the rear, providing a private outdoor oasis for new owners to enjoy al fresco dining, gardening pursuits, or simply unwinding in the fresh air.

In summary, this three-bedroom semi-detached offers a harmonious blend of modern comfort and convenience in a sought-after location. With its prime position in proximity to local amenities, stunning park views, and versatile living spaces, this property is sure to captivate those seeking a stylish and practical home in the heart of Billingham.

Council Tax band: B

Tenure: Freehold



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.

Entrance Hall

13' 11" x 8' 4" (4.24m x 2.55m)

Wc

Lounge

14' 8" x 11' 8" (4.46m x 3.56m)

Dining Room

9' 7" x 11' 7" (2.93m x 3.54m)

Kitchen

8' 2" x 8' 4" (2.50m x 2.55m)

Landing

Bathroom

8' 3" x 8' 7" (2.51m x 2.62m)

Bedroom One

12' 8" x 11' 8" (3.87m x 3.55m)

Bedroom Two

9' 7" x 11' 7" (2.92m x 3.53m)

Bedroom Three

8' 0" x 8' 9" (2.43m x 2.66m)

Loft

9' 10" x 14' 2" (3.00m x 4.32m)





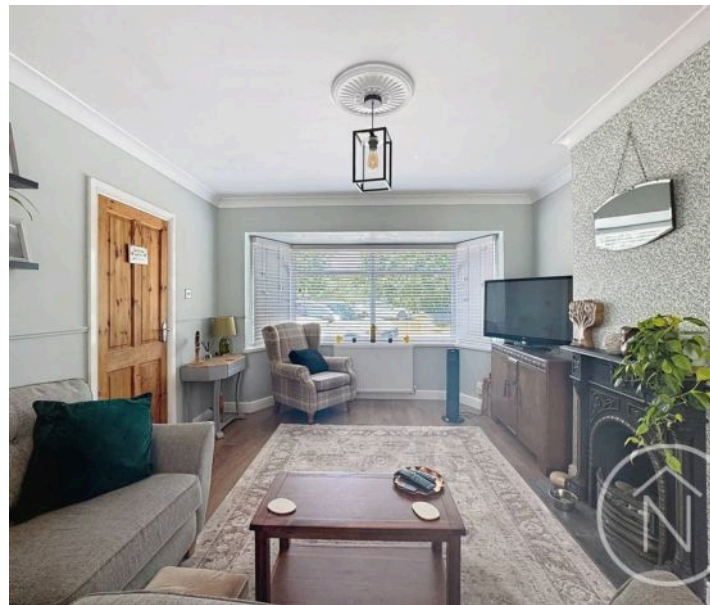
GARDEN

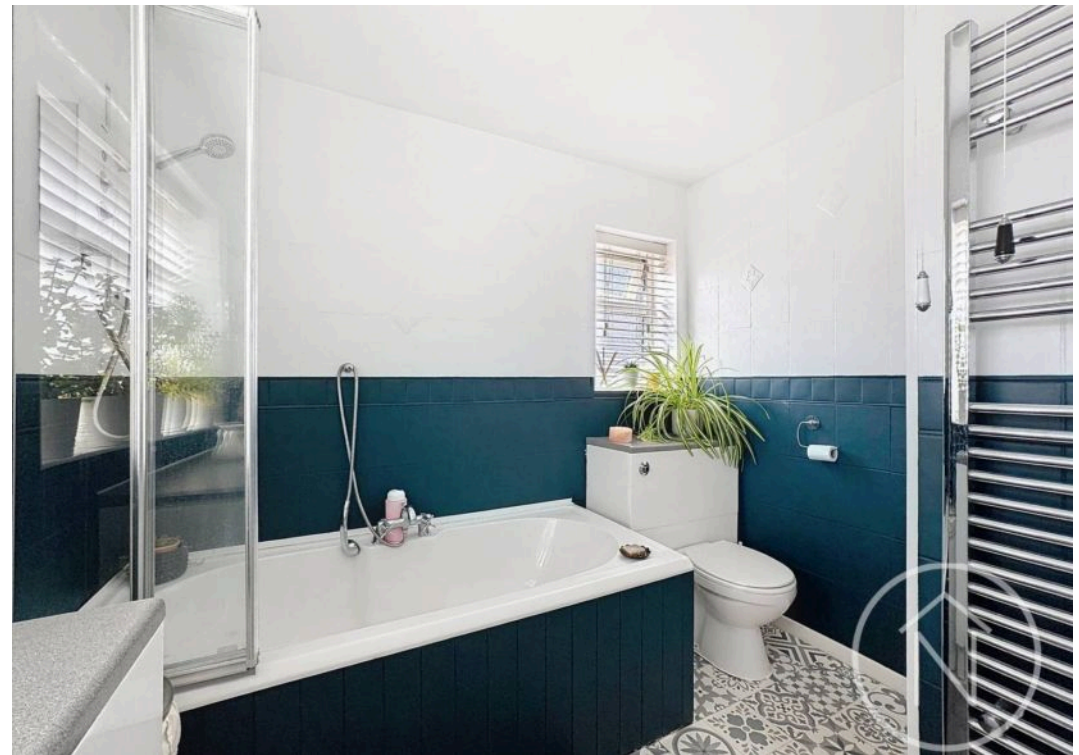
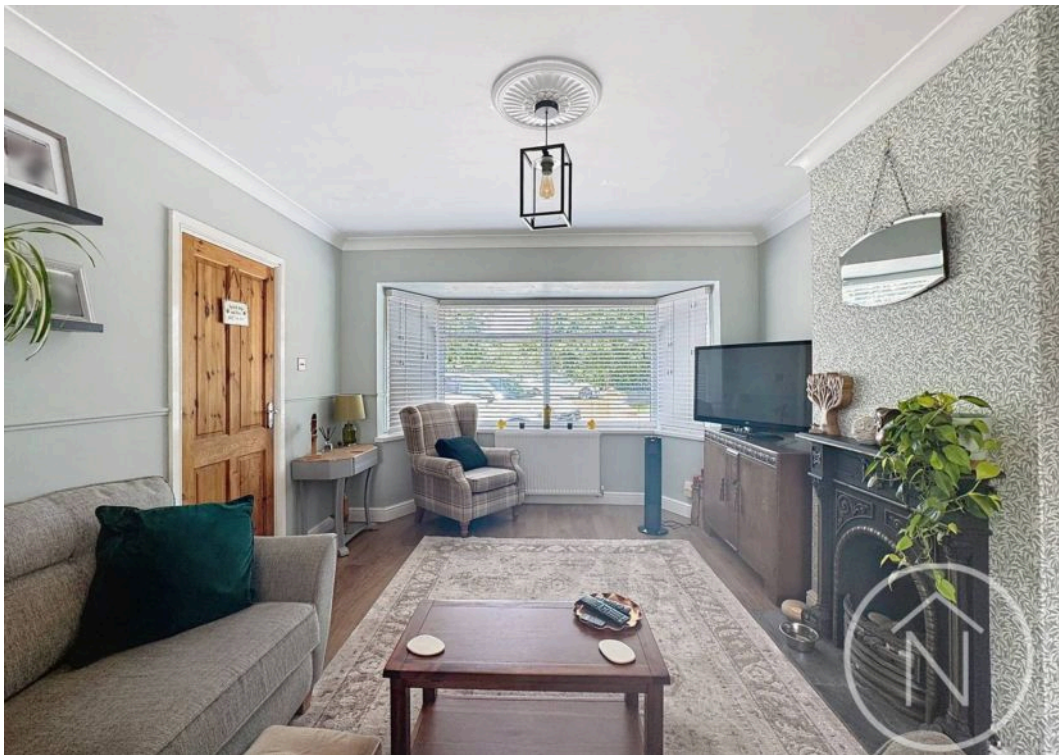
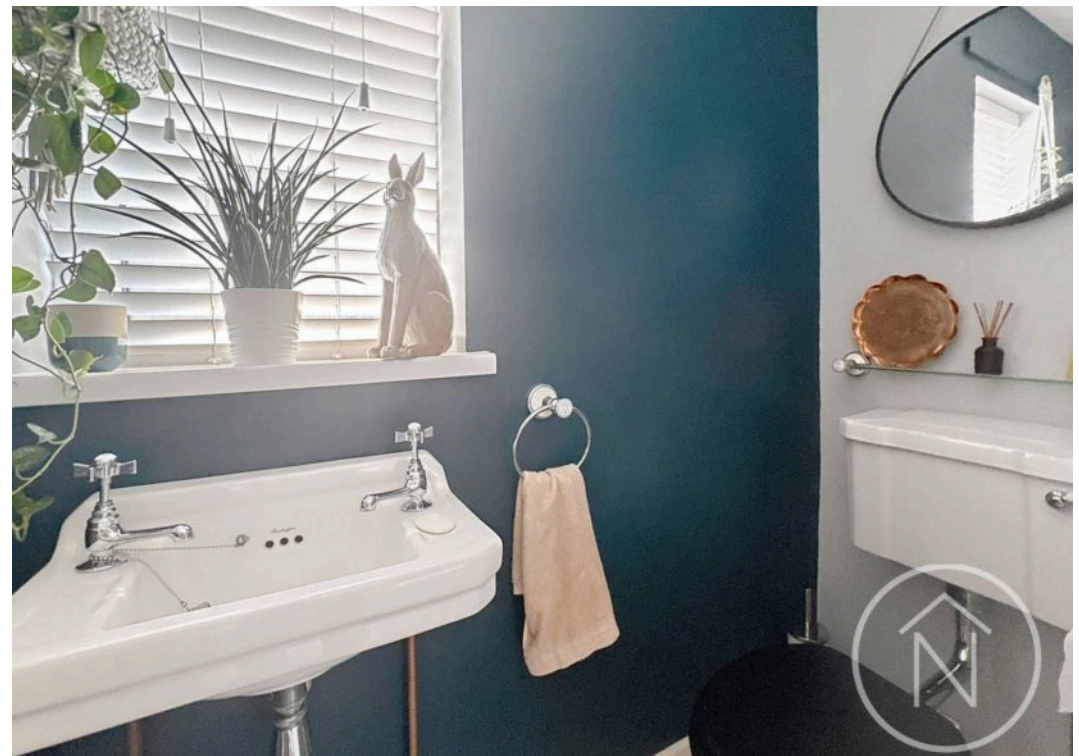
GARAGE

Single Garage

DRIVEWAY

3 Parking Spaces



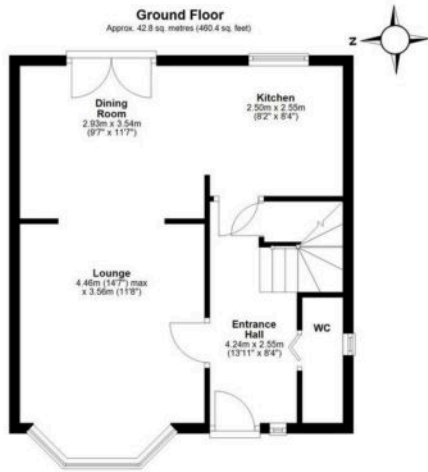






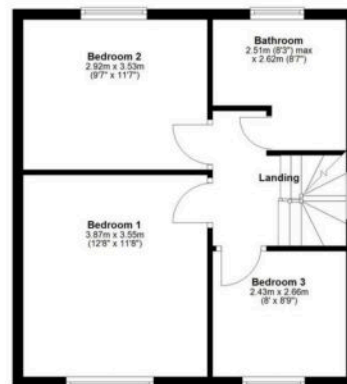
Ground Floor

Approx. 42.8 sq. metres (460.4 sq. feet)



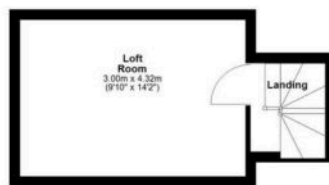
First Floor

Approx. 43.0 sq. metres (463.0 sq. feet)



Second Floor

Approx. 15.9 sq. metres (170.9 sq. feet)



Total area: approx. 101.7 sq. metres (1094.4 sq. feet)



Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

billingham@northgates.net

www.northgates.co.uk/

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