

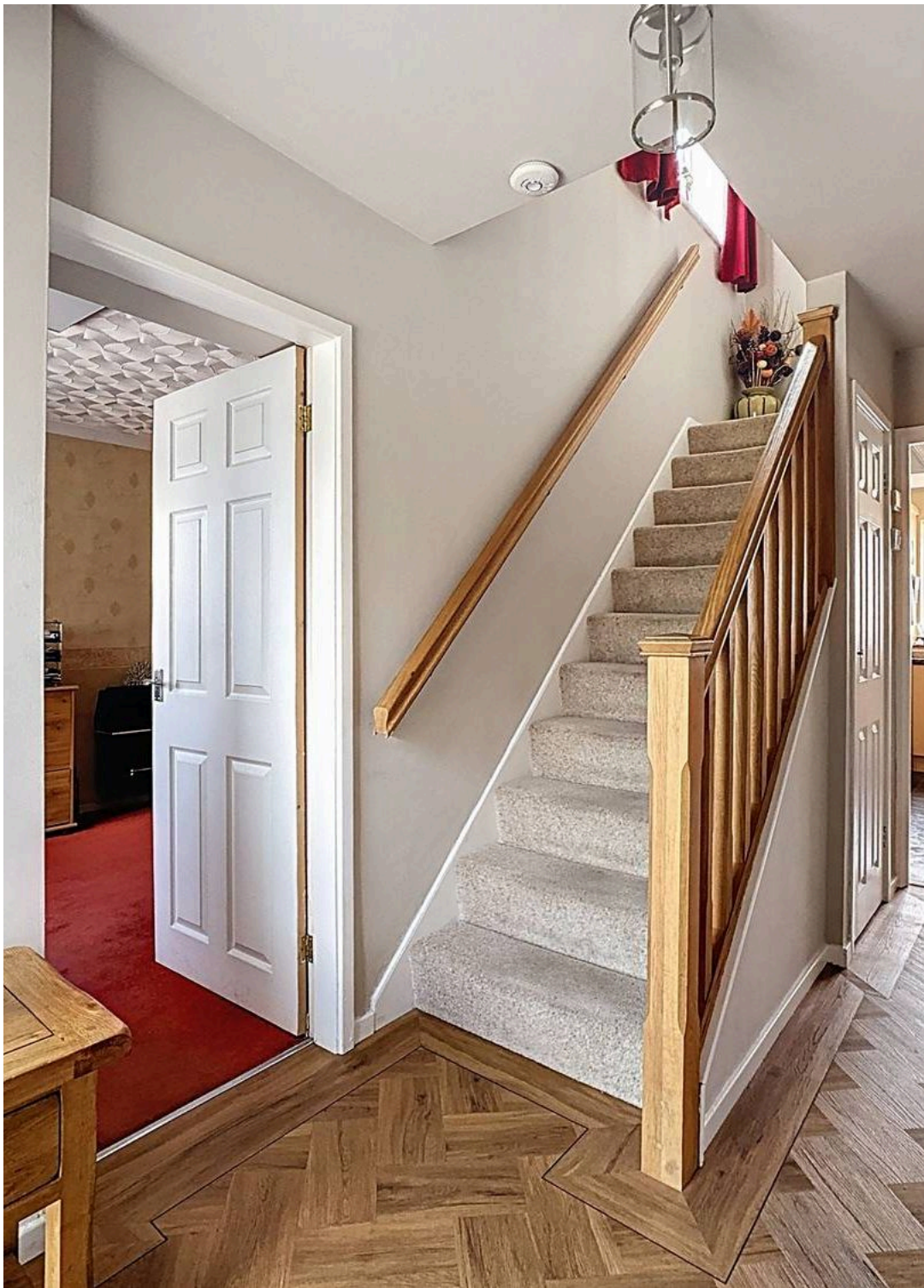


Tunstall Avenue  
Billingham



Offers Invited Between £170,000 - £180,000





## Tunstall Avenue

### Billingham

This impressive semi-detached house offers three generously sized bedrooms, a bathroom and ground floor wc, and three spacious reception rooms, ideal for comfortable family living. The expansive living area is flooded with natural light from a large bay window, complemented by a modern fireplace and plush corner sofa for a welcoming atmosphere. The dining area seamlessly connects to the kitchen, which features stylish cabinetry, integrated appliances, and ample natural light, making it a perfect space for both daily living and entertaining. Additional convenience is provided by the spacious utility room with modern appliances and ample storage.

The property boasts a bathroom with a bath, and shower cubicle. Each bedroom benefits from large windows, built-in wardrobes with mirrored doors, and neutral decor to create a calm and inviting environment. Outdoor living is enhanced by a private, well-maintained garden with a paved walkway and storage shed, perfect for relaxation or gardening. A garage, Off-road parking and a paved front garden provide practicality and kerb appeal, completing this exceptional family home.

*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

5' 9" x 14' 1" (1.76m x 4.30m)

### Lounge

13' 7" x 15' 0" (4.15m x 4.57m)

### Dining Room

9' 9" x 10' 8" (2.98m x 3.25m)

### Reception

7' 1" x 17' 10" (2.17m x 5.44m)

### Kitchen

9' 9" x 11' 2" (2.98m x 3.41m)

### Utility Room

9' 1" x 17' 0" (2.77m x 5.18m)

### WC

4' 6" x 4' 11" (1.38m x 1.49m)

### Landing

6' 6" x 10' 0" (1.99m x 3.05m)

### Bathroom

6' 9" x 8' 4" (2.05m x 2.55m)



### Bedroom 1

13' 0" x 14' 1" (3.95m x 4.28m)

### Bedroom 2

13' 0" x 9' 3" (3.97m x 2.83m)

### Bedroom 3

9' 0" x 8' 0" (2.74m x 2.45m)

### Garage

9' 3" x 19' 11" (2.82m x 6.07m)





GARDEN

GARAGE

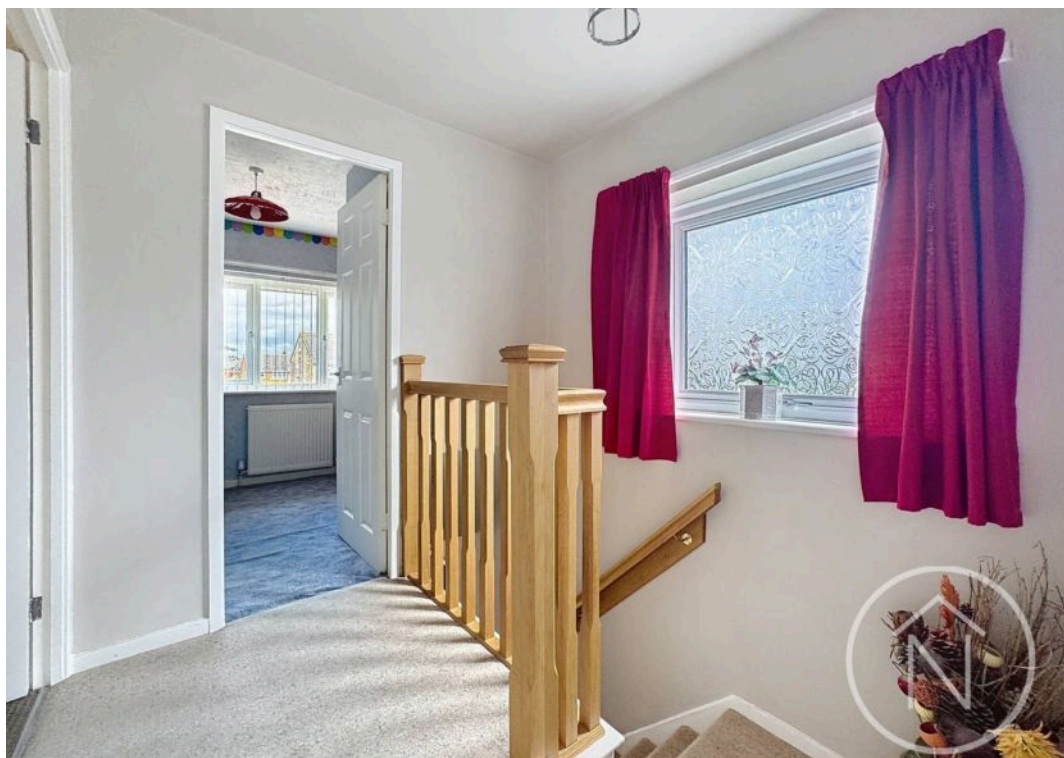
OFF STREET











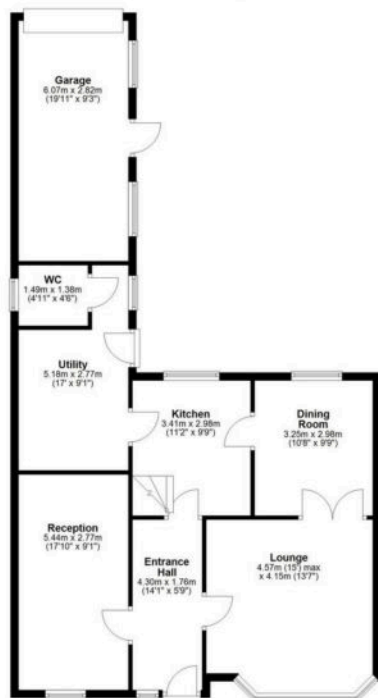






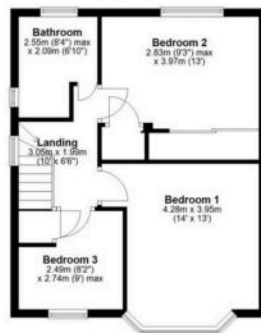
### Ground Floor

Approx. 75.3 sq. metres (810.7 sq. feet)



### First Floor

Approx. 45.8 sq. metres (493.0 sq. feet)



Total area: approx. 121.1 sq. metres (1303.7 sq. feet)





## Northgate - Teesside

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