



Marsh House Avenue, Billingham - TS23 3ET



In Excess of £230,000



Marsh House Avenue

Billingham

This impressive four-bedroom, three-bathroom semi-detached house offers generous accommodation and a wealth of desirable features, making it the ideal family home. Upon arrival, the property welcomes you with ample off-road parking, a spacious gravel driveway, and a convenient garage. The well-maintained front garden with neatly arranged plants provides excellent kerb appeal. Inside, the entrance hallway impresses with a stylish staircase, decorative wall panelling, and abundant natural light, setting the tone for the contemporary elegance found throughout the home.

The heart of the house is its modern kitchen, complete with integrated appliances, sleek cabinetry, and breakfast bar seating - perfect for casual meals and entertaining. The open plan living and dining areas flow seamlessly, enhanced by wood flooring, stylish decor, and large windows that flood the space with natural light. A cosy wood burning stove set within a charming brick fireplace adds warmth and character to the inviting living room. Multiple reception rooms provide flexibility for family relaxation, entertaining, or a home office. The conservatory extends the living space, offering direct access to the beautifully landscaped rear garden and patio - ideal for outdoor dining and leisure. Upstairs, four well-proportioned bedrooms benefit from modern decor, and large Velux windows to the top floor. The luxurious bathrooms feature contemporary walk-in showers, marble effect tiles, heated towel rails, and decorative flooring. This property perfectly combines modern style with practical family living, making it an exceptional opportunity for buyers.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Hall

9' 9" x 8' 10" (2.97m x 2.68m)

Lounge

11' 11" x 14' 7" (3.62m x 4.45m)

Dining Room

11' 11" x 8' 6" (3.63m x 2.58m)

Garden Room

9' 3" x 7' 3" (2.83m x 2.22m)

Kitchen

9' 9" x 14' 2" (2.96m x 4.31m)

Utility Room

10' 2" x 19' 1" (3.11m x 5.82m)

Wc

3' 0" x 5' 2" (0.91m x 1.58m)

Bathroom

9' 8" x 7' 10" (2.95m x 2.39m)

Bedroom 1

15' 10" x 9' 6" (4.82m x 2.89m)

En-suite

7' 10" x 4' 10" (2.38m x 1.48m)

Bedroom 2

11' 11" x 12' 6" (3.62m x 3.81m)

Bedroom 3

11' 11" x 10' 4" (3.63m x 3.14m)

Bedroom 4

6' 9" x 9' 5" (2.06m x 2.86m)





GARDEN

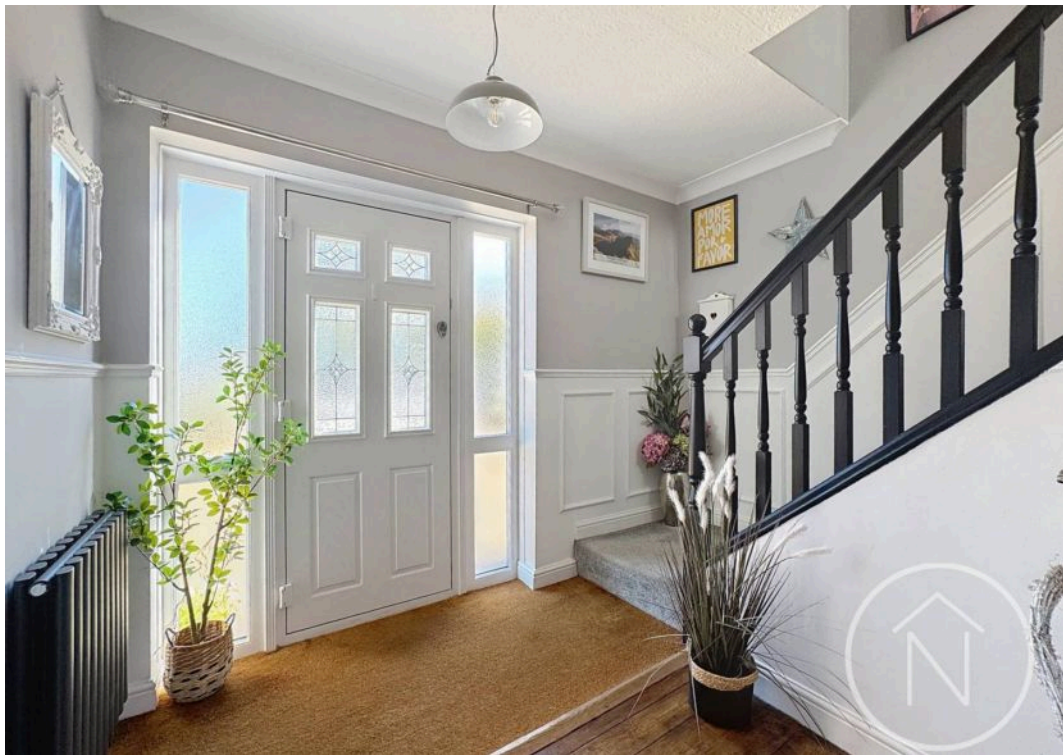
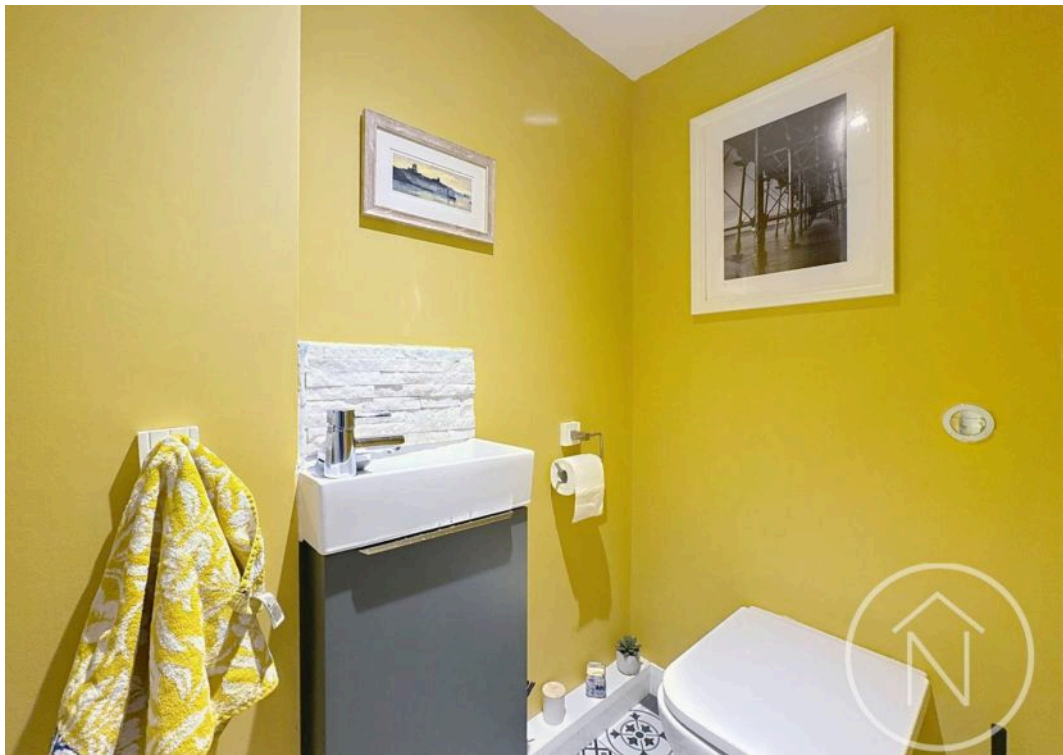
DRIVEWAY

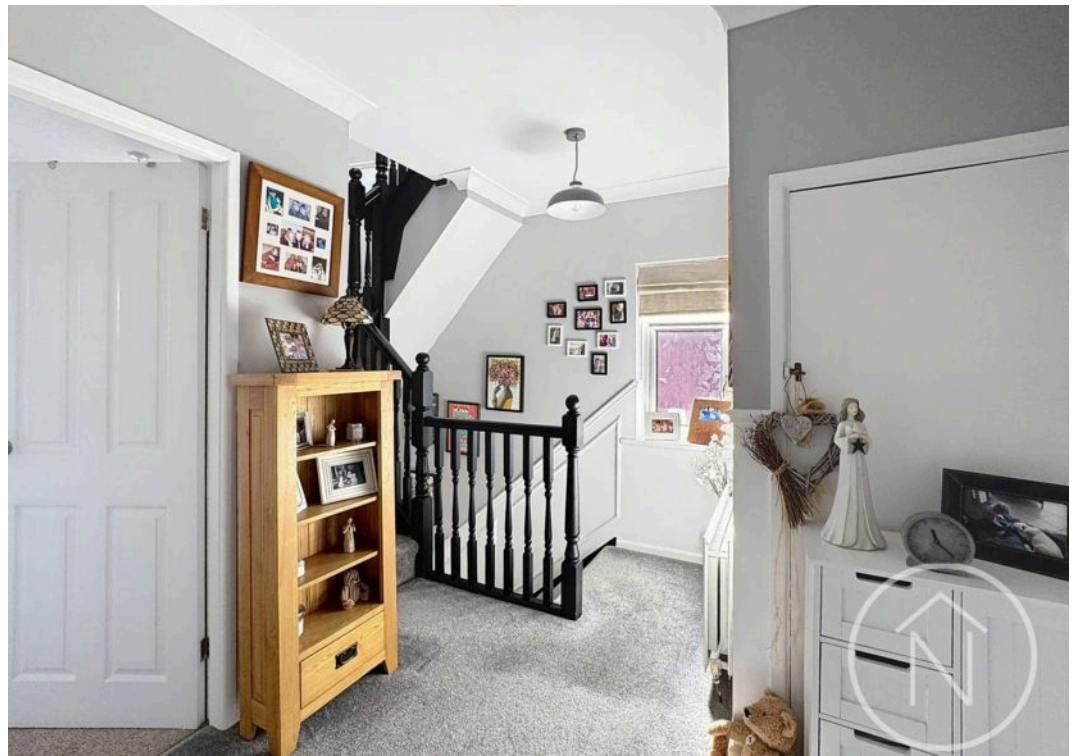
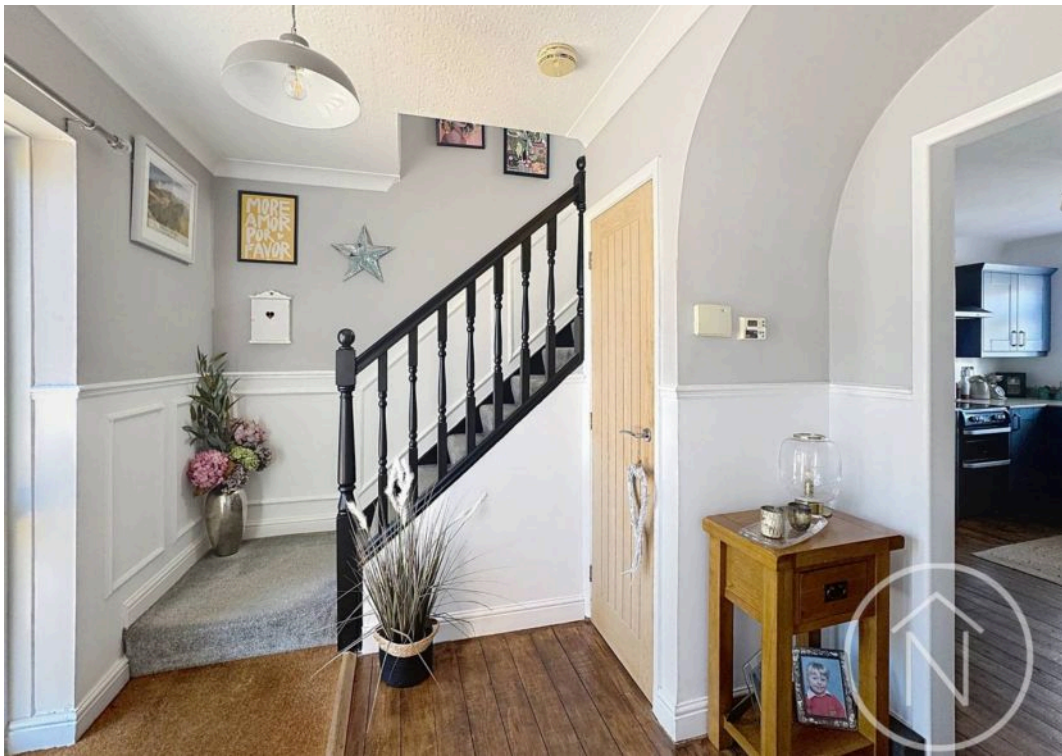
2 Parking Spaces

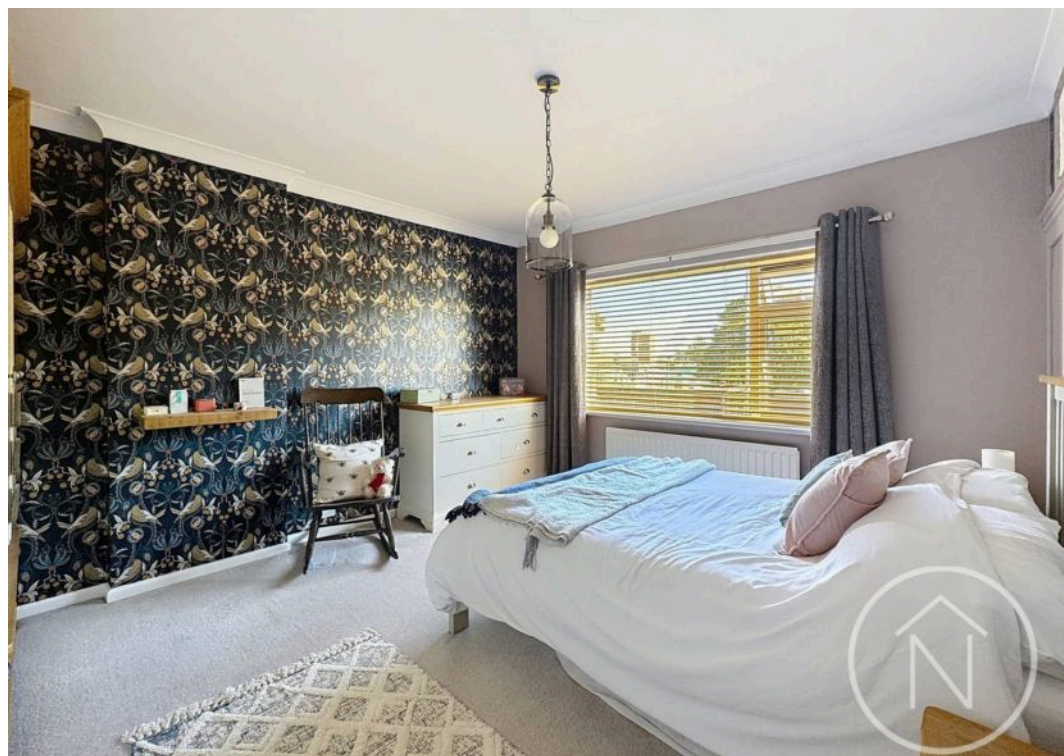
EV CHARGING

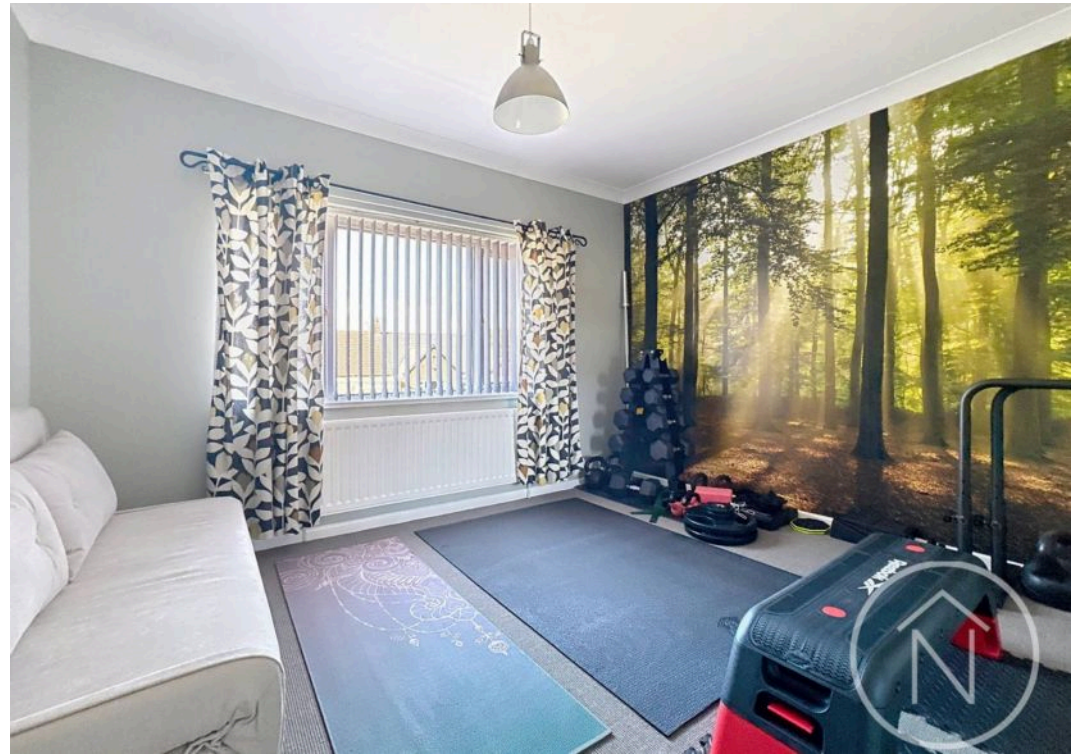
1 Parking Space



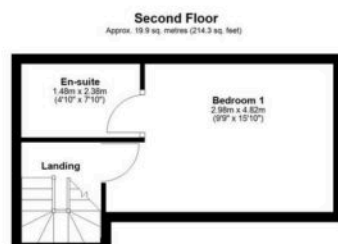
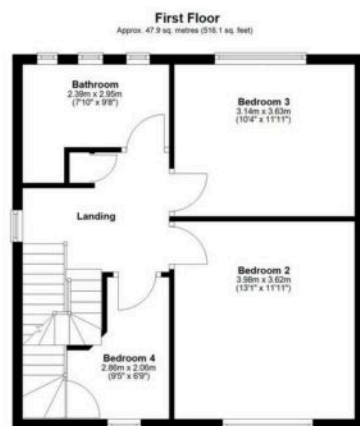
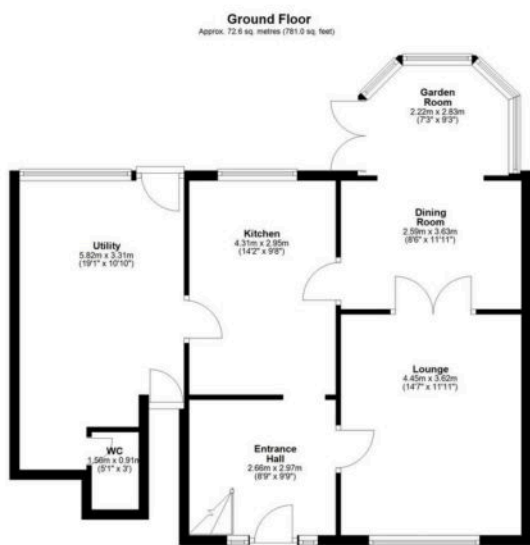












Total area: approx. 140.4 sq. metres (1511.3 sq. feet)



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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.