



West Avenue, Old Billingham



In Excess of £200,000



## West Avenue, Old Billingham

This beautifully presented three bedroom semi detached home offers a blend of character features and modern comforts, making it an ideal choice for a range of buyers. The property welcomes you with an inviting entrance hall that flows seamlessly into a spacious dining room or second reception room, providing a versatile space for entertaining or relaxing. The main lounge is bright and well-proportioned, perfect for unwinding after a long day. The modern fitted kitchen is equipped with integrated appliances, ensuring both style and functionality for every-day living. The bathroom is finished to a high standard, offering a contemporary suite. Upstairs, three well-sized bedrooms provide comfortable accommodation, each with ample natural light. Additional benefits include UPVC double glazing and gas central heating throughout, ensuring energy efficiency and year-round comfort. The property also features a driveway to the front for convenient off-road parking and a garage to the rear, offering valuable storage or additional parking options. This charming home is thoughtfully laid out to maximise both living and storage space, and is ready to move into with minimal effort.

*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

6' 4" x 5' 10" (1.93m x 1.78m)

### Dining Room

10' 0" x 10' 0" (3.06m x 3.05m)

### Lounge

12' 4" x 13' 3" (3.76m x 4.04m)

### Kitchen

13' 7" x 9' 11" (4.13m x 3.01m)

### Landing

### Bathroom

6' 9" x 6' 6" (2.05m x 1.98m)

### Bedroom 1

11' 11" x 13' 3" (3.64m x 4.04m)

### Bedroom 2

10' 0" x 10' 6" (3.05m x 3.21m)

### Bedroom 3

8' 8" x 9' 11" (2.65m x 3.02m)





**GARDEN**

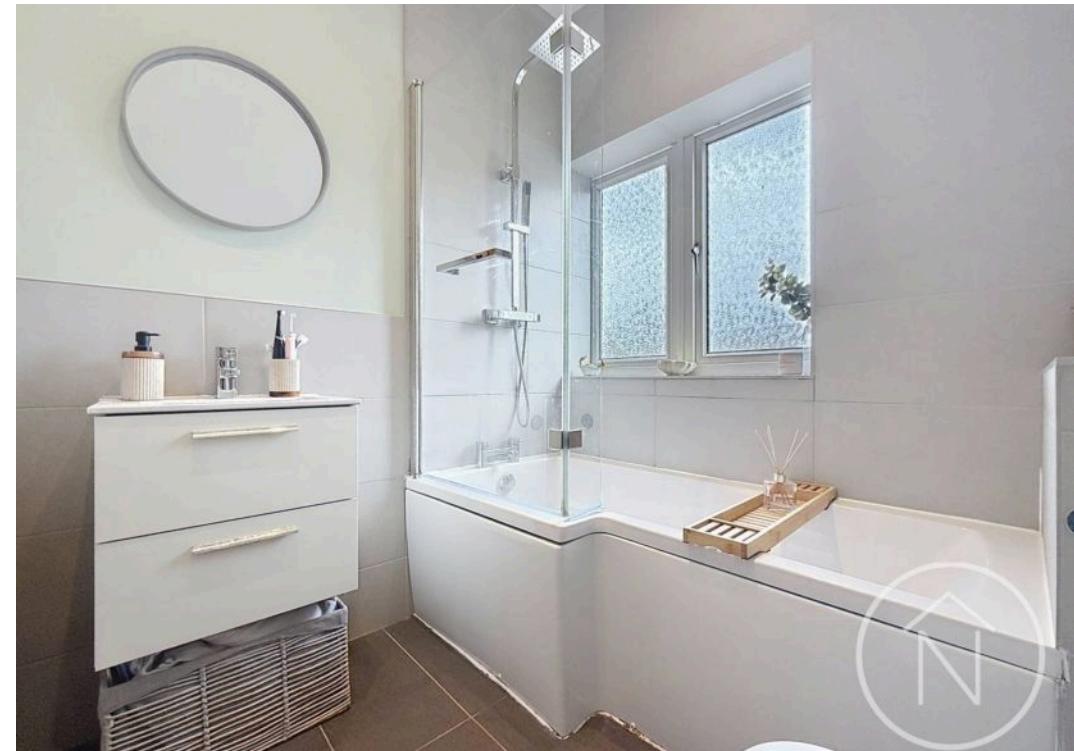
**GARAGE**

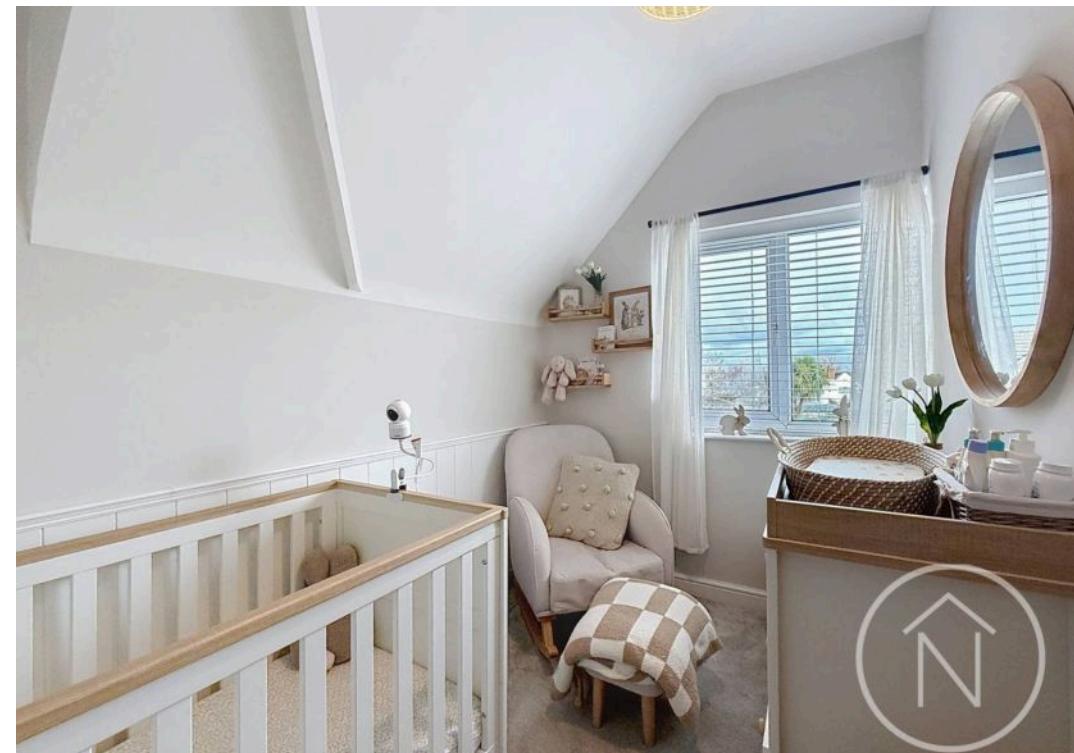
Single Garage

**DRIVEWAY**

2 Parking Spaces



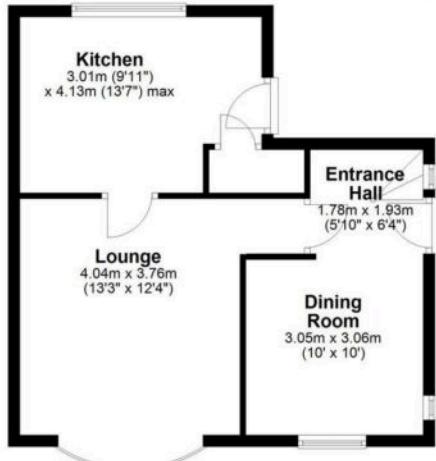




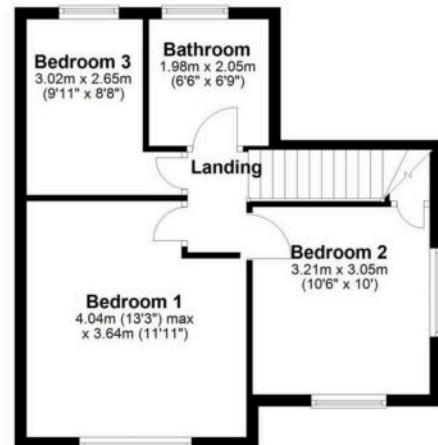


**Ground Floor**

Approx. 43.6 sq. metres (468.9 sq. feet)

**First Floor**

Approx. 40.2 sq. metres (432.3 sq. feet)



Total area: approx. 83.7 sq. metres (901.2 sq. feet)



## Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

[billingham@northgates.net](mailto:billingham@northgates.net)

[www.northgates.co.uk/](http://www.northgates.co.uk/)

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.