



Chiltons Avenue, Billingham - TS23 1JF



In Excess of £130,000



## Chiltons Avenue

### Billingham

Welcome to this charming and inviting three-bedroom semi-detached home, where modern living meets convenience and comfort. Situated in a sought-after location, this property offers a range of features that make it ideal for both first-time buyers and families alike.

As you approach the property, you'll be greeted by off-street parking, providing ample space for your vehicles. The south-facing rear garden adds to the allure, offering the perfect space for you to enjoy the sunshine.

Step inside the property's welcoming entrance hall, and you'll immediately be impressed by the tasteful decor. From here you can access the spacious dining room complemented by double doors that lead seamlessly into the lounge.

Connected to the dining area, a door leads to a convenient utility room providing practicality and organisation. You can also access the kitchen from the dining room which has been modernised and has the added benefit of an integrated oven.

For families, the location couldn't be more perfect. Situated close to schools, your children will have a short and safe journey. The convenience of nearby shops means you won't have to travel far for your daily necessities, and the easy access to bus routes ensures stress-free commuting and connectivity to other parts of the town.

Don't miss this fantastic opportunity to own a property that perfectly blends contemporary living with a prime location.

Chiltons Avenue, Billingham

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



**Entrance Hall**

**Lounge**

10' 1" x 12' 0" (3.08m x 3.65m)

**Dining Room**

9' 10" x 15' 7" (2.99m x 4.75m)

**Kitchen**

11' 5" x 8' 2" (3.49m x 2.48m)

**Utility**

8' 0" x 8' 8" (2.44m x 2.63m)

**Landing**

**Bathroom**

5' 9" x 6' 8" (1.75m x 2.04m)

**Bedroom One**

11' 1" x 12' 0" (3.39m x 3.65m)

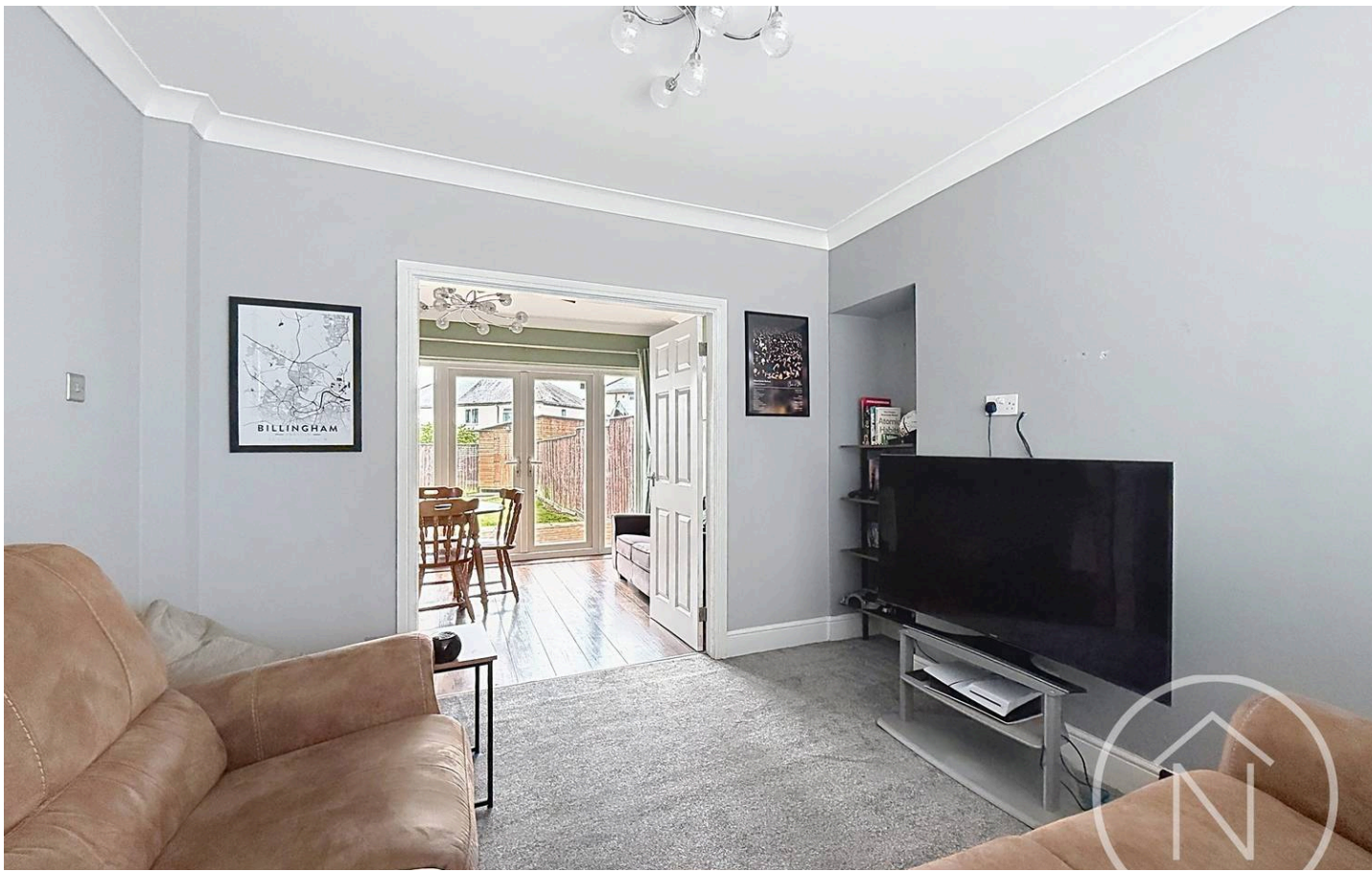
**Bedroom Two**

8' 10" x 12' 0" (2.69m x 3.65m)

**Bedroom Three**

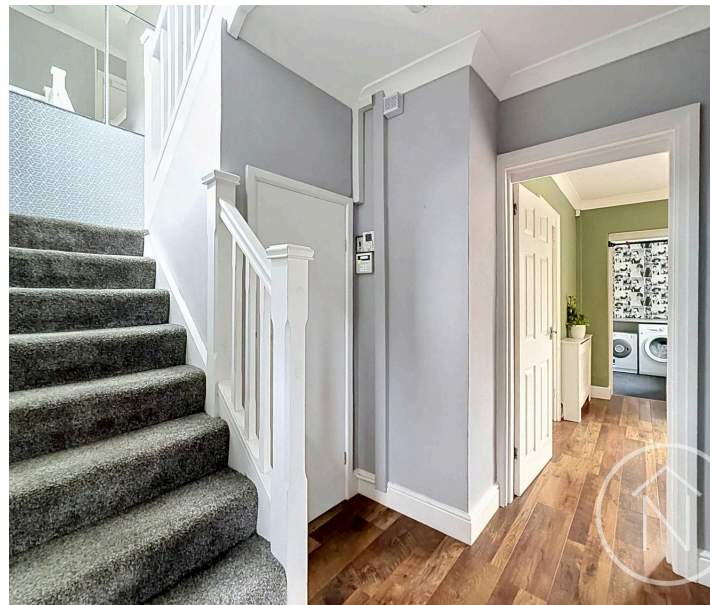
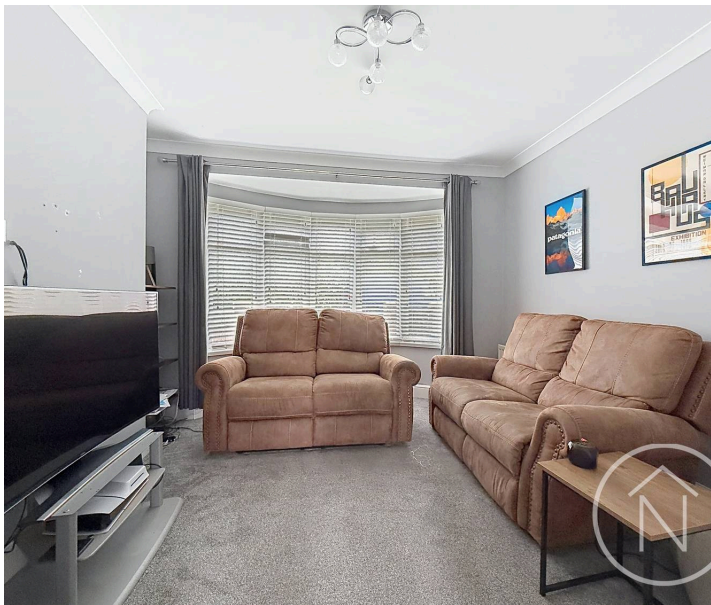
11' 7" x 8' 3" (3.54m x 2.52m)

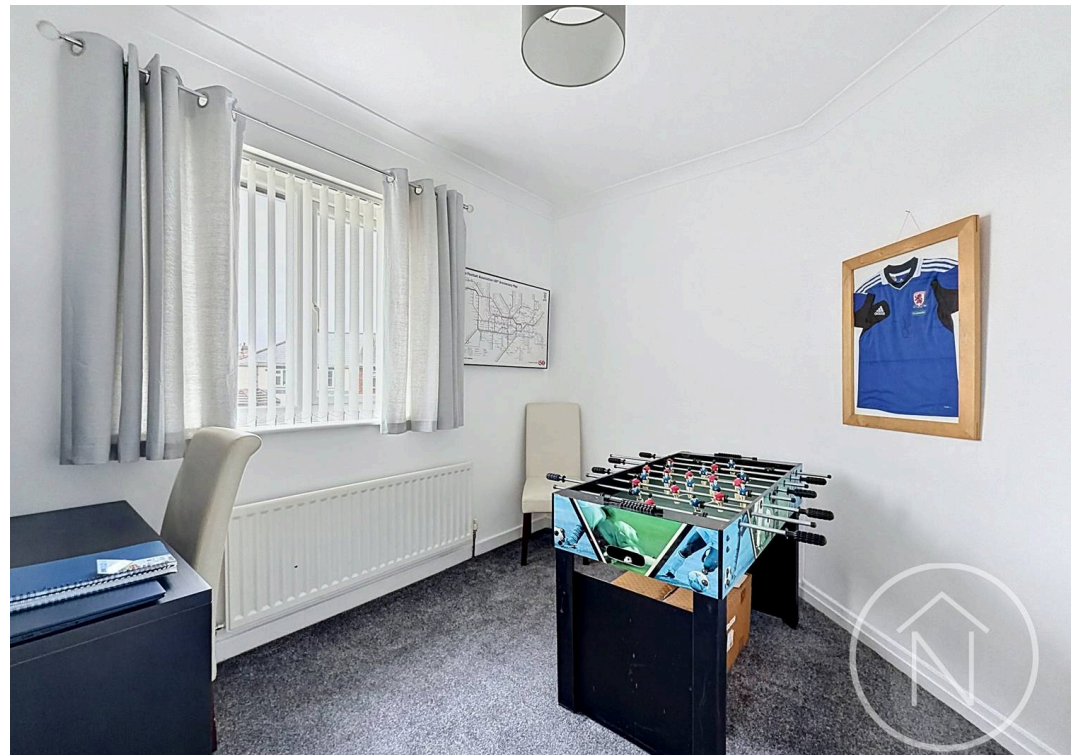
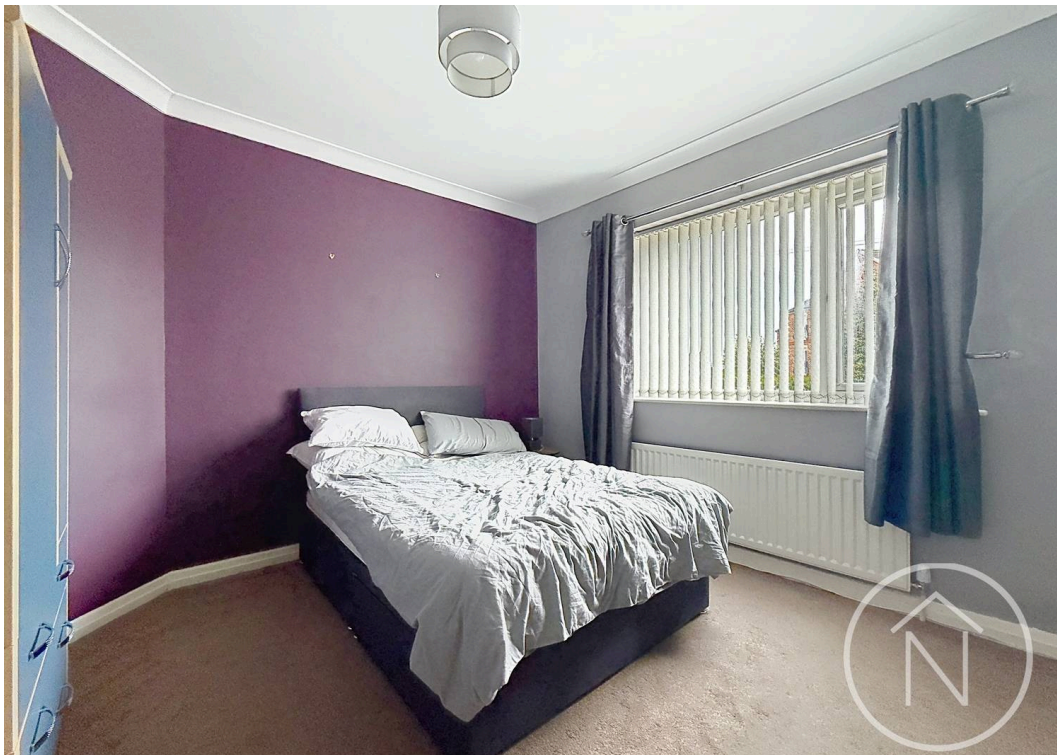
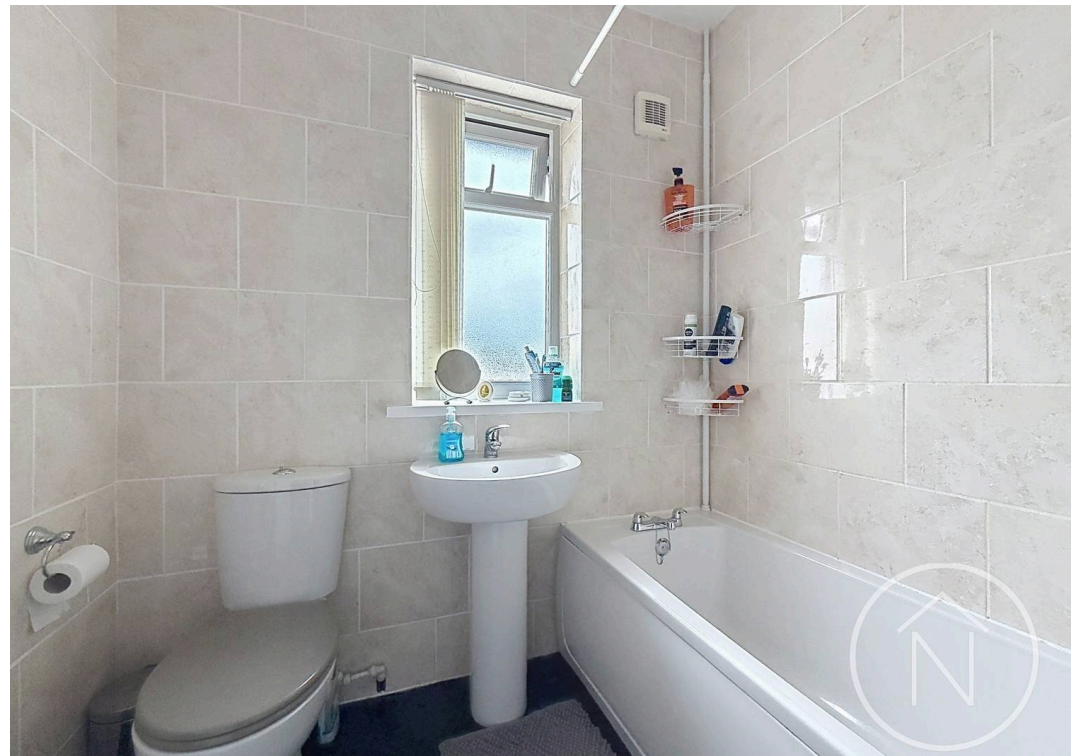


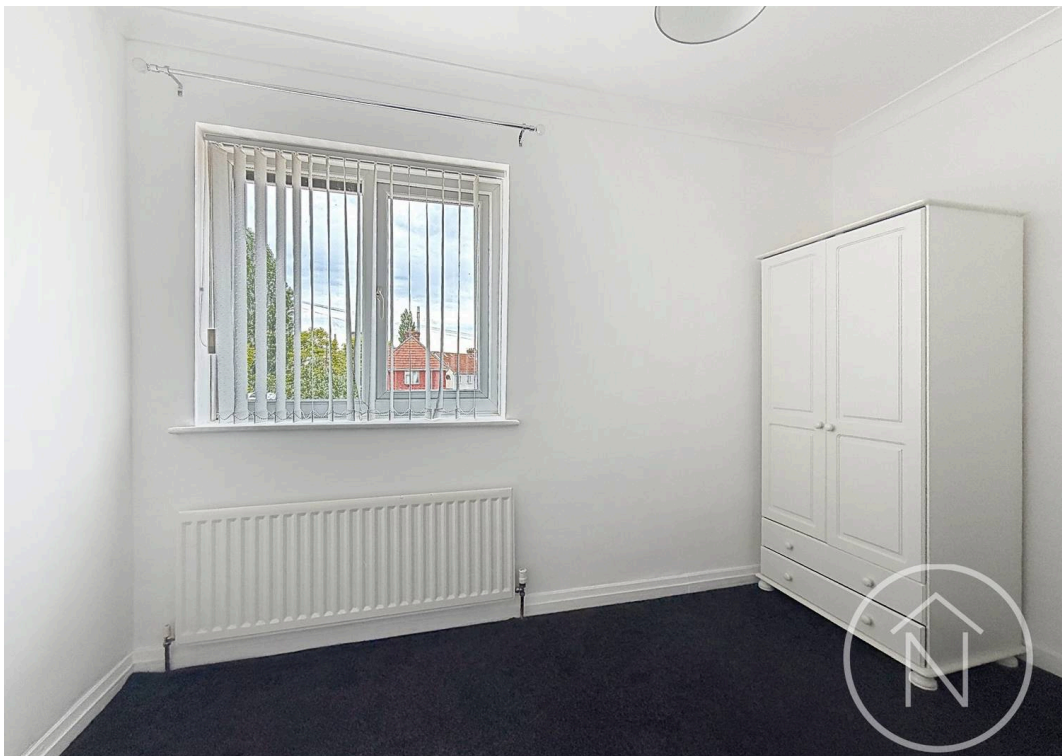


GARDEN

DRIVEWAY

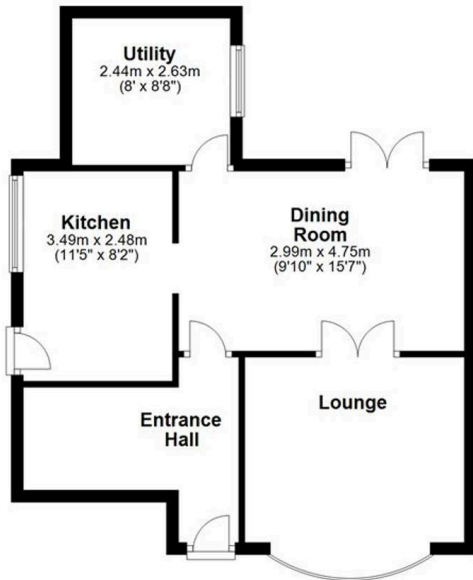






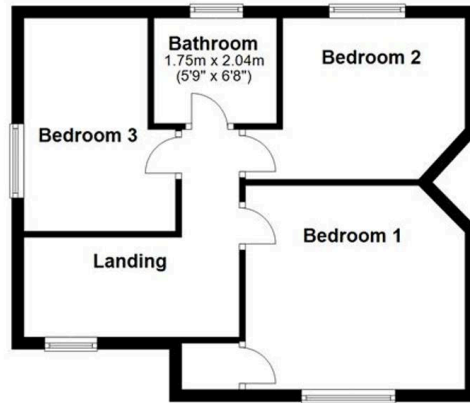
### Ground Floor

Approx. 50.0 sq. metres (538.7 sq. feet)



### First Floor

Approx. 42.3 sq. metres (455.1 sq. feet)

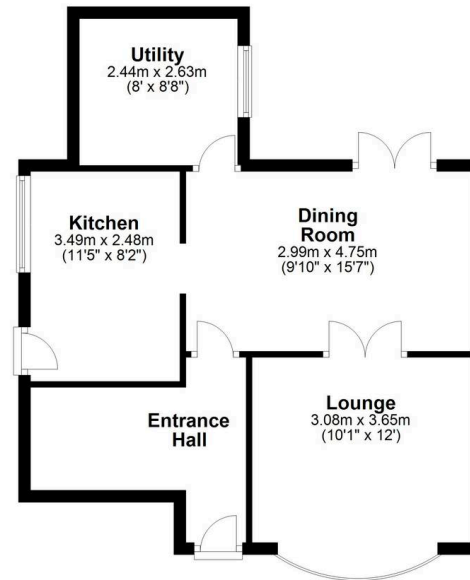


Total area: approx. 92.3 sq. metres (993.8 sq. feet)

floor plan(s) by Northgate® for illustration purpose only all measurements are approximate.  
Plan produced using PlanUp.

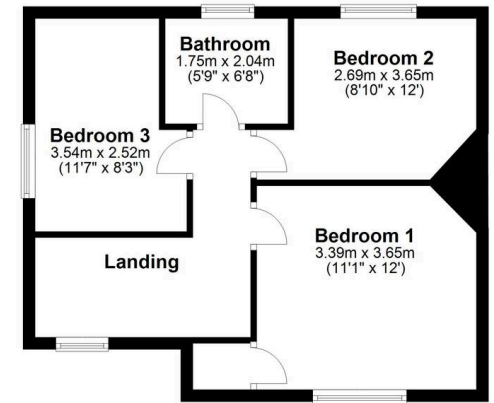
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While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, 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.