



3 Rievaulx Avenue, Billingham - TS23 2BP
Billingham



In Excess of £180,000



Rievaulx Avenue

Billingham

This beautifully presented two bedroom semi detached property offers a wonderful opportunity for those seeking a comfortable and versatile home in a popular location. Thoughtfully designed and well maintained, the accommodation begins with a welcoming entrance hall that leads into a spacious lounge, ideal for relaxing or entertaining guests. The heart of the home is the generous kitchen/diner, featuring ample space for both cooking and dining, as well as convenient access to a separate utility room that provides additional storage and laundry facilities. The ground floor also benefits from a modern family bathroom, ensuring practicality for residents and visitors alike. Upstairs, you will find two well proportioned double bedrooms, each offering a peaceful retreat at the end of the day. The main bedroom boasts the added luxury of a walk in wardrobe and a private ensuite wc, providing excellent storage and convenience. The property is fitted with UPVC double glazing throughout and benefits from efficient gas central heating, ensuring comfort year round. Additional features include a driveway and a garage (perfect for off road parking and secure storage). This home is ideally suited to a variety of buyers, including first time purchasers, downsizers, or those seeking a well located property with flexible living space.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Hall

Lounge

16' 0" x 11' 11" (4.88m x 3.62m)

Kitchen / diner

25' 4" x 11' 10" (7.72m x 3.61m)

Utility Room

6' 0" x 4' 7" (1.83m x 1.40m)

Bathroom

7' 3" x 5' 10" (2.21m x 1.78m)

Bedroom 1

16' 8" x 10' 0" (5.08m x 3.05m)

Walk-in Wardrobe

7' 5" x 5' 4" (2.27m x 1.62m)

Wc

4' 8" x 4' 4" (1.41m x 1.32m)

Bedroom 2

14' 9" x 9' 2" (4.50m x 2.79m)

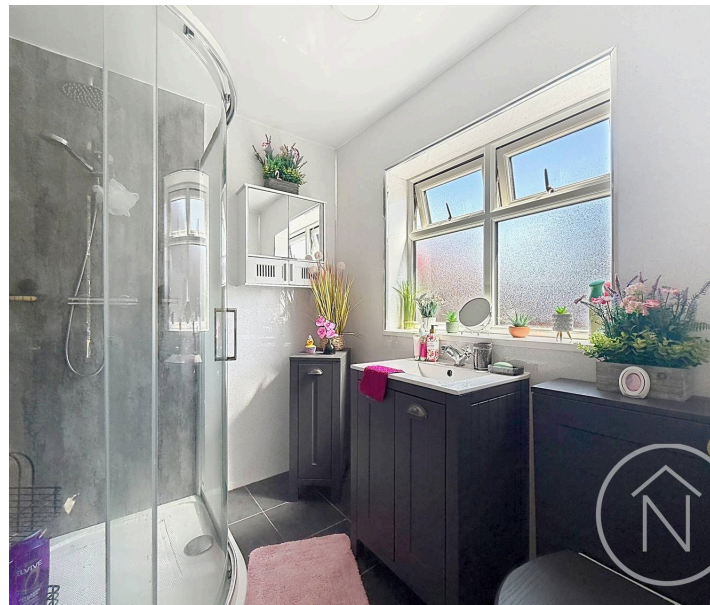
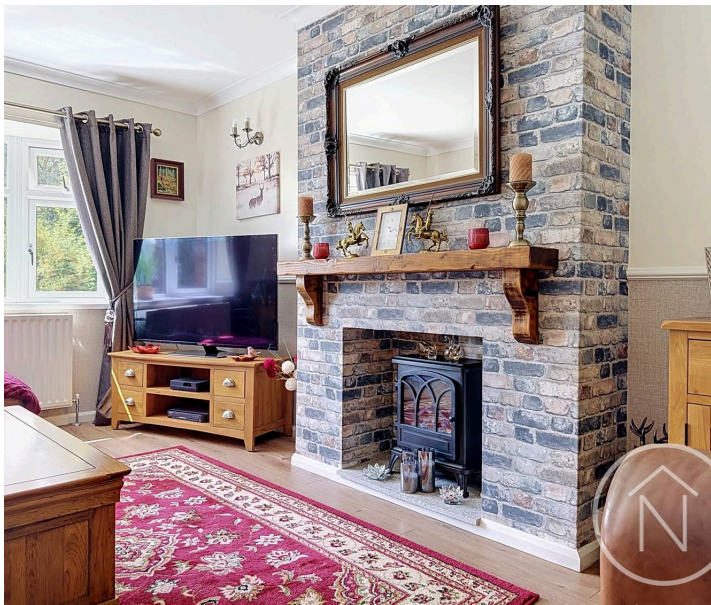


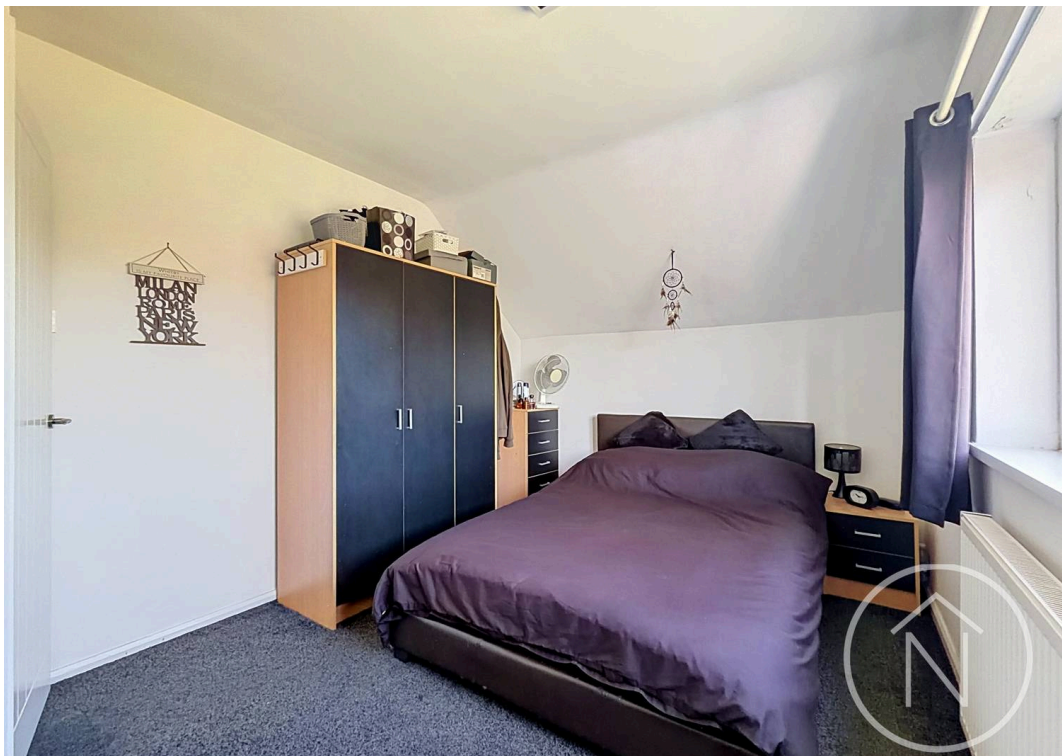


GARDEN

DRIVEWAY

2 Parking Spaces

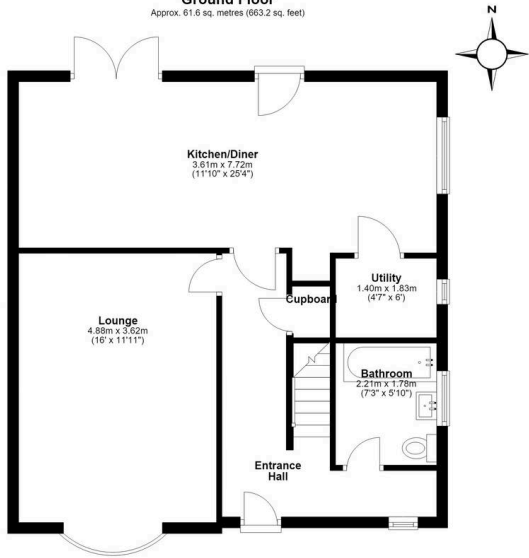






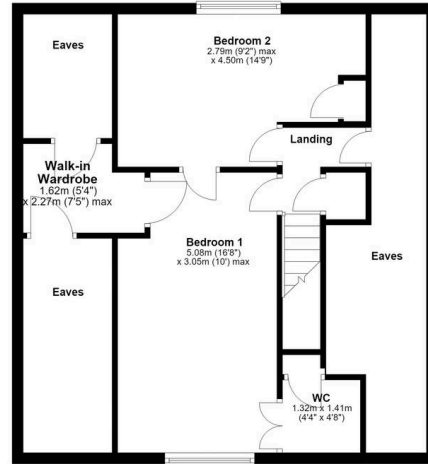
Ground Floor

Approx. 61.6 sq. metres (663.2 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.6 sq. feet)
(excluding Eaves, Eaves, Eaves)



Total area: approx. 98.6 sq. metres (1060.9 sq. feet)



Northgate - Teesside

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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.