



Sherburn Avenue, Billingham

Billingham



Offers Invited Between £230,000 And £240,000



57 Sherburn Avenue

Billingham

Welcome to this charming three-bedroom detached property located in a highly convenient location, close to schools, bus routes, shops, and restaurants. The tasteful and stylish decor throughout adds a touch of elegance to this lovely home. Additionally, the garage has been transformed into a functional workshop, providing ample space for various hobbies and projects.

Upon entering, you are greeted by a welcoming entrance hall that leads to various areas of the house. Straight ahead, you will find a convenient downstairs WC, perfect for guests. To the right, you'll discover the spacious lounge / diner providing a seamless flow for entertaining guests or hosting family gatherings. The dining room also features a door that leads to the well-appointed kitchen, complete with modern appliances, and a utility room. Furthermore, a door from the dining room opens up to the back garden, allowing for easy access and creating a delightful indoor-outdoor connection.

Upstairs, the property boasts three bedrooms and a main bathroom. The main bedroom offers a tranquil retreat and includes built-in wardrobes, providing ample storage space for clothing and personal belongings. The two additional bedrooms provide flexibility for various needs, whether it be for family members or as versatile home office spaces. The main bathroom is well-appointed, featuring modern fixtures and fittings, providing a relaxing environment to unwind after a long day.



The back garden of this property is a true oasis. With a south-facing aspect, it benefits from an abundance of natural sunlight throughout the day, creating the perfect setting for outdoor activities, relaxation, and al fresco dining. The garden also offers a high level of privacy, as it backs onto a field, providing a peaceful and serene atmosphere.

This property is ideally suited for families, given its close proximity to schools, convenient transportation links, and an array of amenities. With its tasteful decor, spacious layout, and delightful outdoor space, this three-bedroom detached property offers a wonderful opportunity for a comfortable and enjoyable lifestyle. Don't miss the chance to make this house your home!

- Three Bedroom Detached Property
- Off Street Parking & Garage Used As Workshop
- Located Closely To Schools, Bus Routes & Shops
- South Facing Rear Garden
- UPVC Double Glazing & Gas Central Heating
- Energy Efficiency Rating: D
- Council Tax Band: C | Tenure: Freehold





Entrance Hall

9' 8" x 6' 0" (2.95m x 1.84m)

Lounge

16' 5" x 12' 2" (5.01m x 3.71m)

Dining Room

10' 2" x 8' 6" (3.11m x 2.59m)

Kitchen

10' 3" x 8' 0" (3.12m x 2.45m)

Utility

11' 4" x 7' 1" (3.46m x 2.16m)

WC

4' 8" x 4' 8" (1.43m x 1.42m)

Workshop

12' 8" x 7' 1" (3.87m x 2.16m)

Bedroom 1

13' 5" x 11' 5" (4.10m x 3.49m)

Bedroom 2

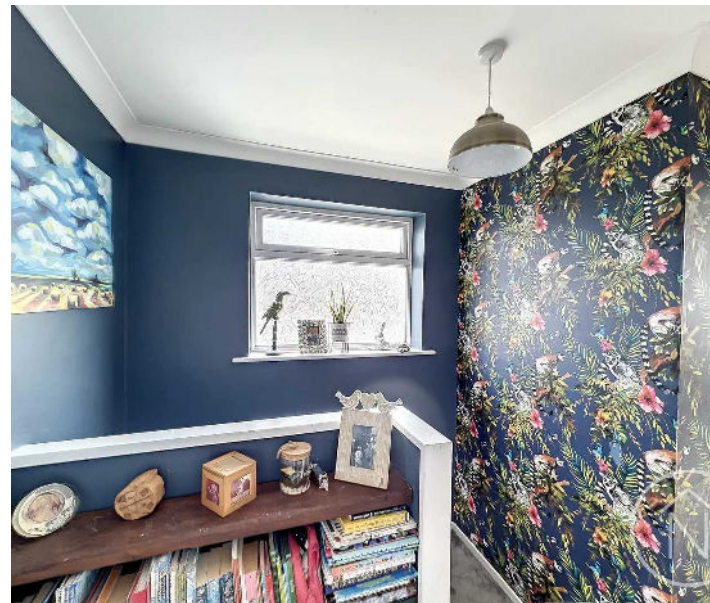
11' 6" x 9' 2" (3.51m x 2.79m)

Bedroom 3

9' 9" x 6' 11" (2.98m x 2.12m)

Bathroom

8' 3" x 6' 9" (2.52m x 2.06m)

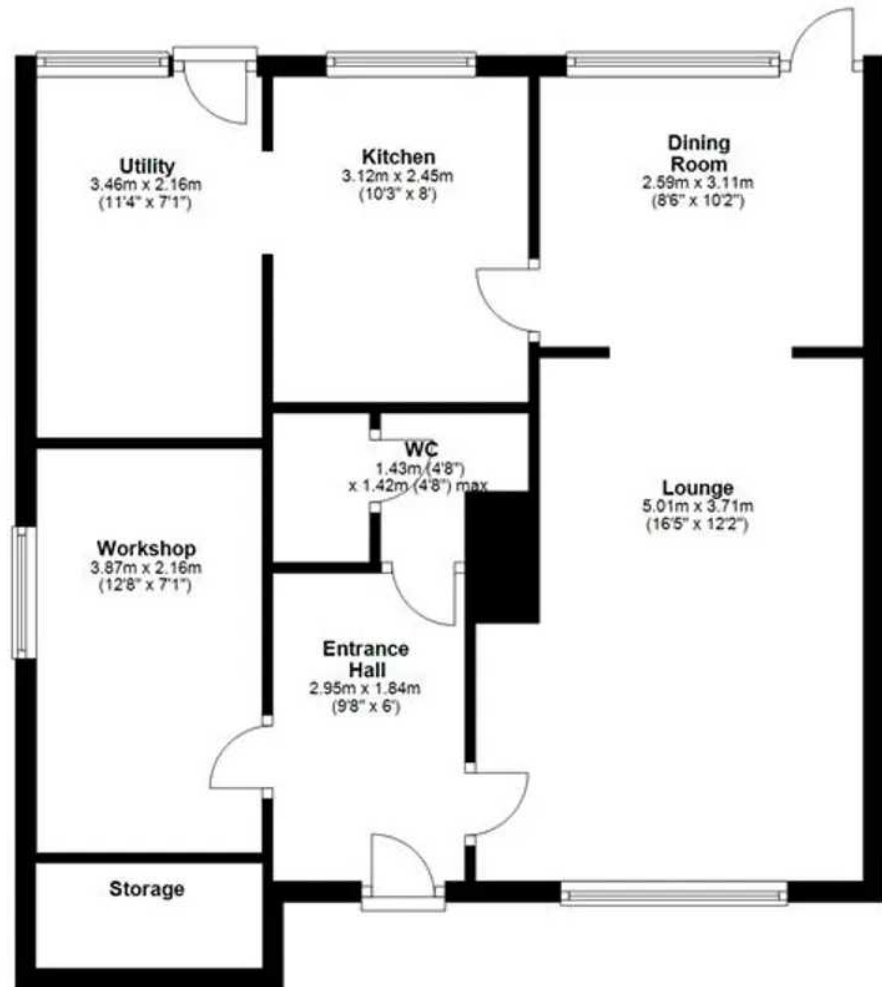






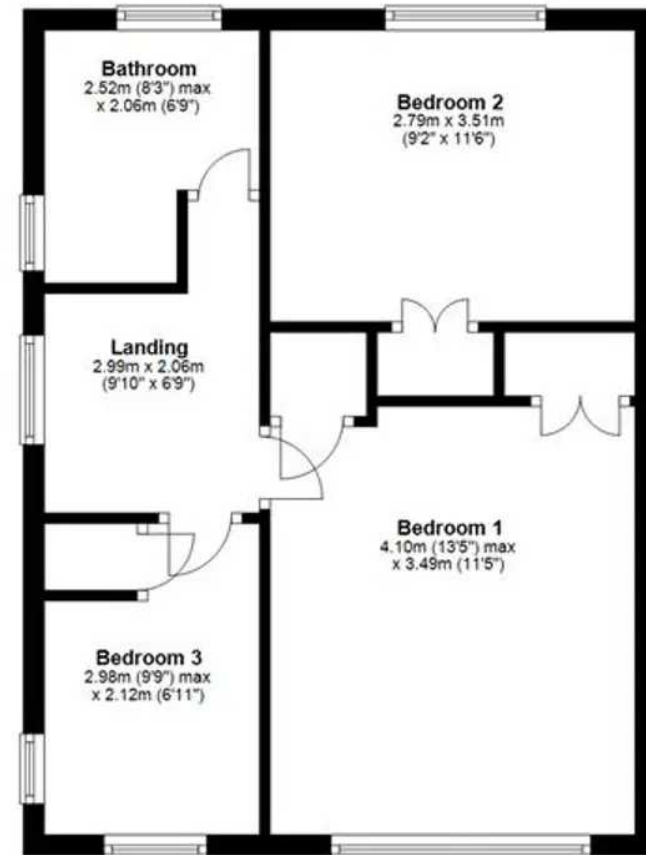
Ground Floor

Approx. 61.8 sq. metres (665.5 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.6 sq. feet)



Total area: approx. 106.1 sq. metres (1142.1 sq. feet)

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



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