



8 Melrose Avenue, Billingham

Billingham



Guide Price £150,000 - £160,000





## 8 Melrose Avenue, Billingham

- Extended Three Bedroom Semi Detached
- No Onward Chain
- Large Corner Plot
- Driveway To Front, Diveway & Large Garage To Rear
- Gas Central Heating & UPVC Double Glazing
- Energy Efficiency Rating: C
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Extended Three Bedroom Semi Detached property is now available on the market with no onward chain, making it an ideal choice for first-time buyers or families looking to settle down in a convenient location. Situated on a large corner plot, this property offers ample space both inside and out. It features a driveway to the front, as well as a driveway and a large garage to the rear, providing plenty of parking options for residents and visitors. The house is equipped with gas central heating and UPVC double glazing, ensuring a comfortable living environment year-round. The accommodation comprises an entrance hall, a spacious lounge/diner, a study room, a well-appointed kitchen, a landing area, a modern bathroom with a bath and shower cubicle, as well as three generously sized bedrooms, offering flexible living arrangements to suit various needs. Conveniently located close to Billingham town centre, schools, bus routes, and other local amenities, this property represents a fantastic opportunity to live in a vibrant community setting while enjoying the comforts of modern living.



## 8 Melrose Avenue

Moving outside, the property boasts a charming outdoor space that complements the home's interior features perfectly. The expansive corner plot provides plenty of room for outdoor activities, gardening, or simply enjoying the fresh air in a private setting. The property's rear driveway and large garage offer additional storage space and practicality for homeowners, ensuring that all needs are met within the comfort of this beautiful home. Whether you're entertaining guests, playing with children, or relaxing in the sunshine, the outdoor space of this property offers endless possibilities for enjoying a quality lifestyle.

Council Tax band: B

Tenure: Freehold





#### Entrance Hall

14' 5" x 6' 0" (4.40m x 1.82m)

#### Lounge

13' 1" x 12' 1" (4.00m x 3.69m)

#### Dining Room

12' 2" x 12' 1" (3.70m x 3.69m)

#### Study

10' 0" x 8' 0" (3.06m x 2.45m)

#### Kitchen

13' 8" x 16' 6" (4.16m x 5.02m)

#### Landing

5' 8" x 6' 6" (1.73m x 1.99m)

#### Bathroom

8' 4" x 6' 6" (2.54m x 1.98m)

#### Bedroom One

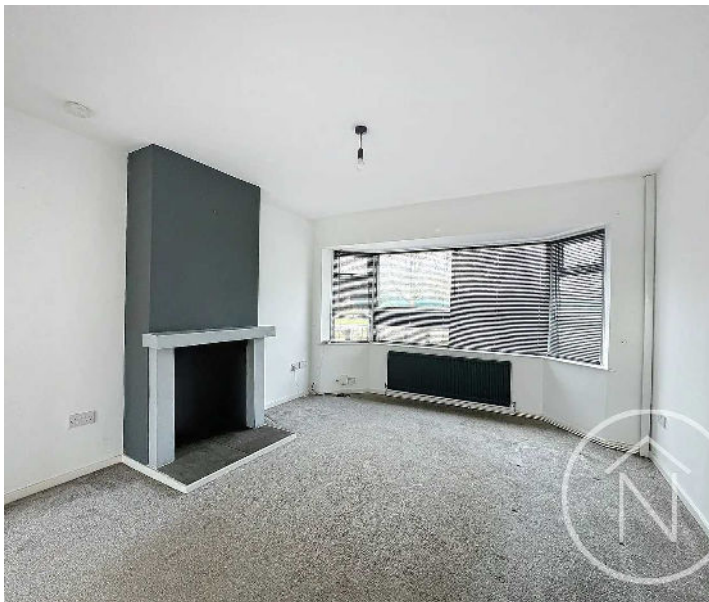
12' 7" x 11' 10" (3.84m x 3.60m)

#### Bedroom Two

11' 0" x 11' 10" (3.36m x 3.60m)

#### Bedroom Three

9' 1" x 7' 3" (2.77m x 2.21m)



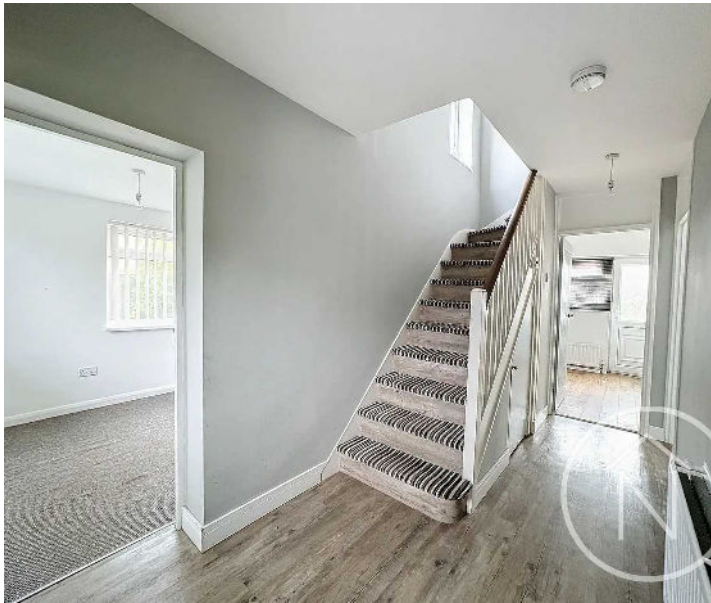


**DRIVEWAY**

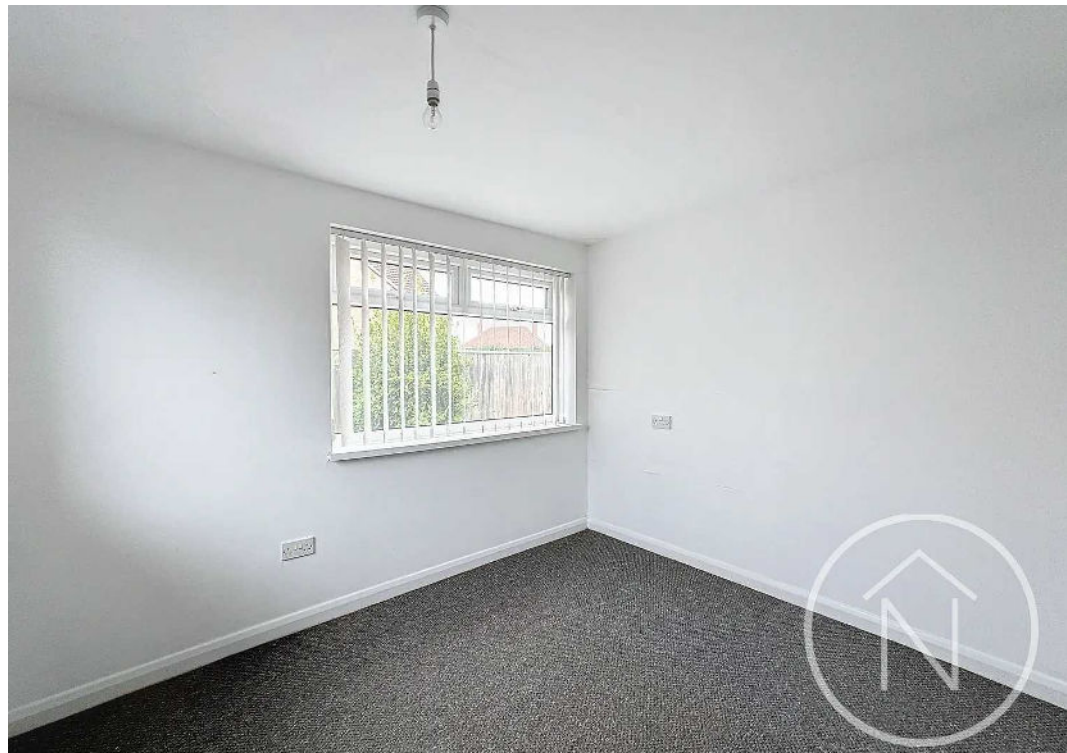
2 Parking Spaces

**GARAGE**

Single Garage









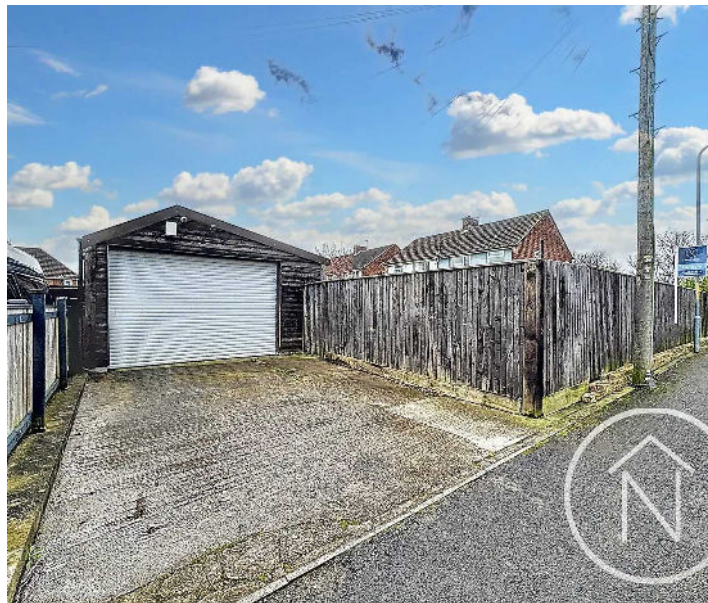


**DRIVEWAY**

2 Parking Spaces

**GARAGE**

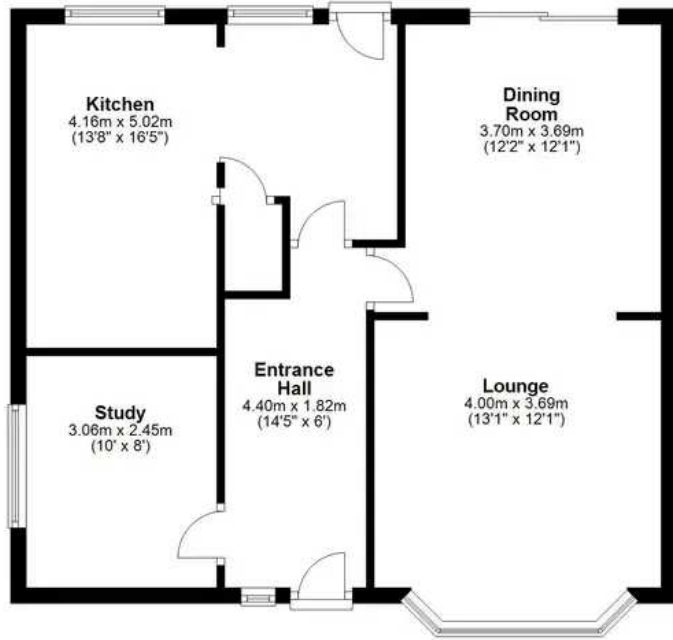
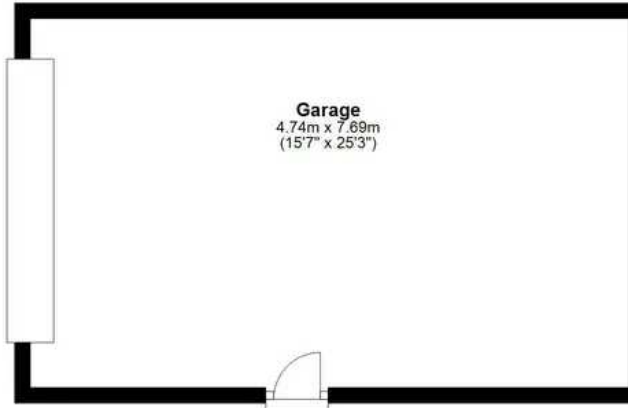
Single Garage





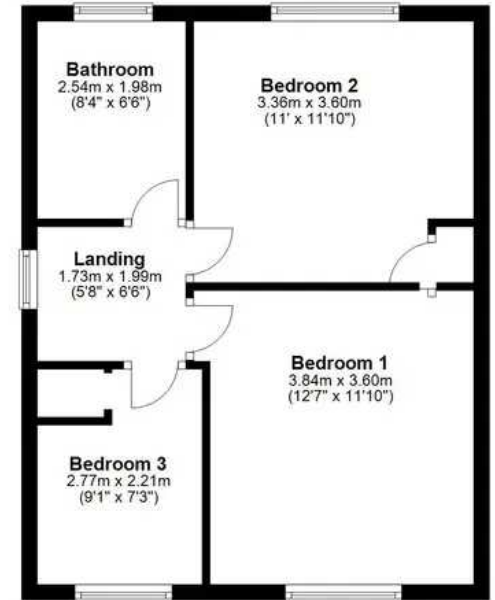
### Ground Floor

Approx. 59.7 sq. metres (642.6 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



Total area: approx. 100.9 sq. metres (1085.7 sq. feet)

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





## Northgate - Teesside

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