



Pentland Avenue

Billingham



Offers Invited Between £110,000 - £120,000



## 110 Pentland Avenue

Billingham, Billingham

Extended Three Bedroom Mid Terrace property with spacious layout. This delightful home boasts off-street parking and a charming south-facing rear garden, providing the perfect outdoor retreat. The property is conveniently offered with no onward chain, making it an attractive option for those looking to move swiftly. Benefitting from a ground floor bathroom, UPVC double glazing, and gas central heating, this residence offers comfort and convenience for its occupants. Situated in a sought-after location close to the town centre, schools, and other amenities, this property provides easy access to local services. The accommodation comprises a porch, hallway, lounge open plan to dining room, kitchen, ground floor bathroom, and three bedrooms to the first floor, making it an ideal choice for first-time buyers and families alike.

Outside, the property features a well-maintained garden space, providing a tranquil escape for relaxing and entertaining. The south-facing aspect ensures plenty of sunlight throughout the day, creating a bright and inviting atmosphere. With the addition of off-street parking, residents can enjoy the convenience of secure vehicle storage. This outdoor space offers the ideal setting for enjoying outdoor activities or hosting gatherings with family and friends.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



**Porch**

3' 5" x 5' 11" (1.03m x 1.80m)

**Lounge**

15' 1" x 10' 6" (4.61m x 3.19m)

**Dining Room**

10' 11" x 8' 0" (3.34m x 2.43m)

**Bathroom**

5' 5" x 8' 2" (1.64m x 2.48m)

**Landing**

**Bedroom One**

15' 2" x 10' 5" (4.62m x 3.17m)

**Bedroom Two**

8' 0" x 14' 3" (2.43m x 4.34m)

**Bedroom Three**

6' 10" x 12' 1" (2.09m x 3.68m)

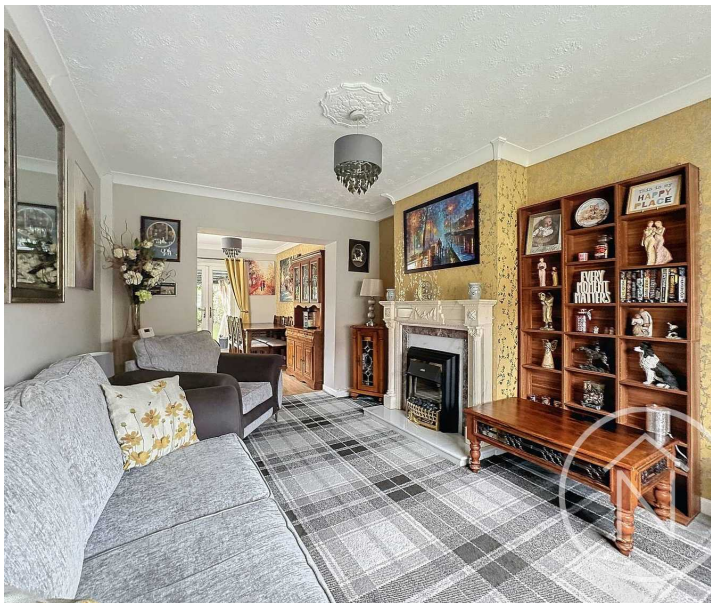
**Garden**

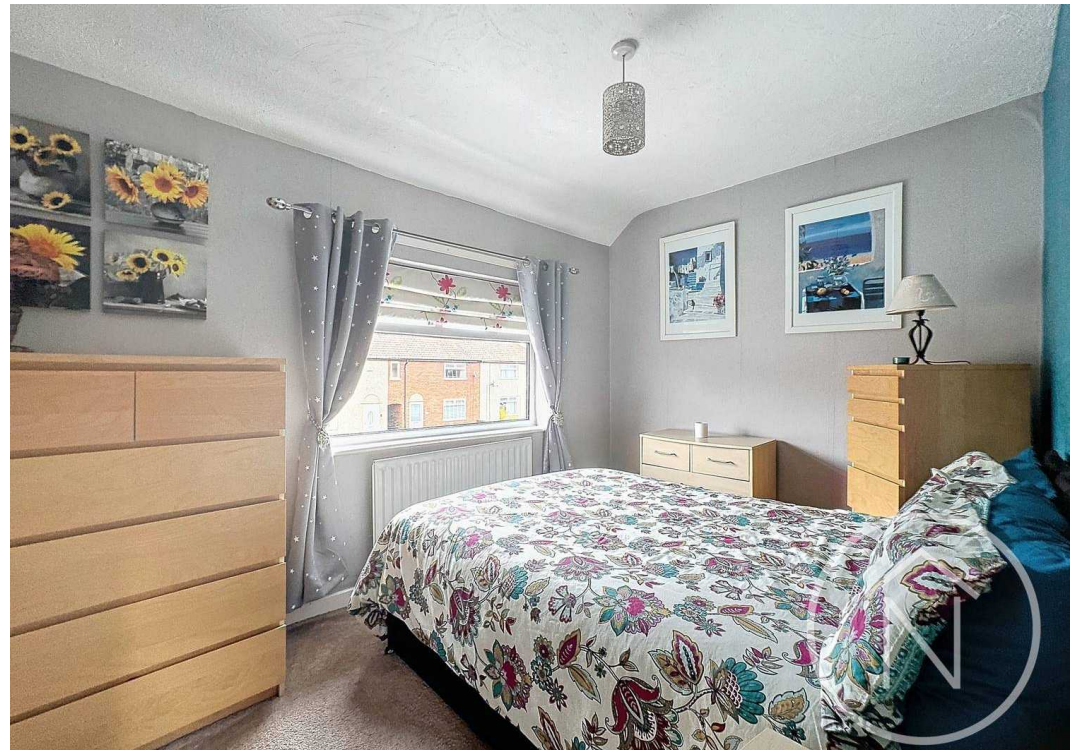
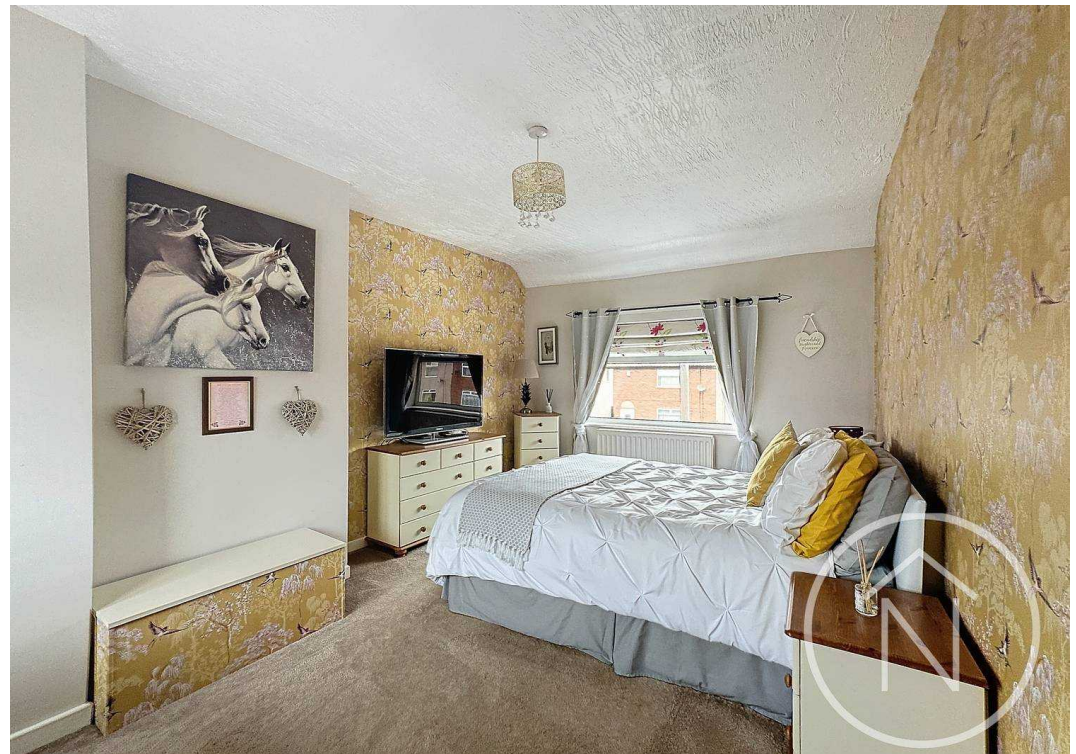
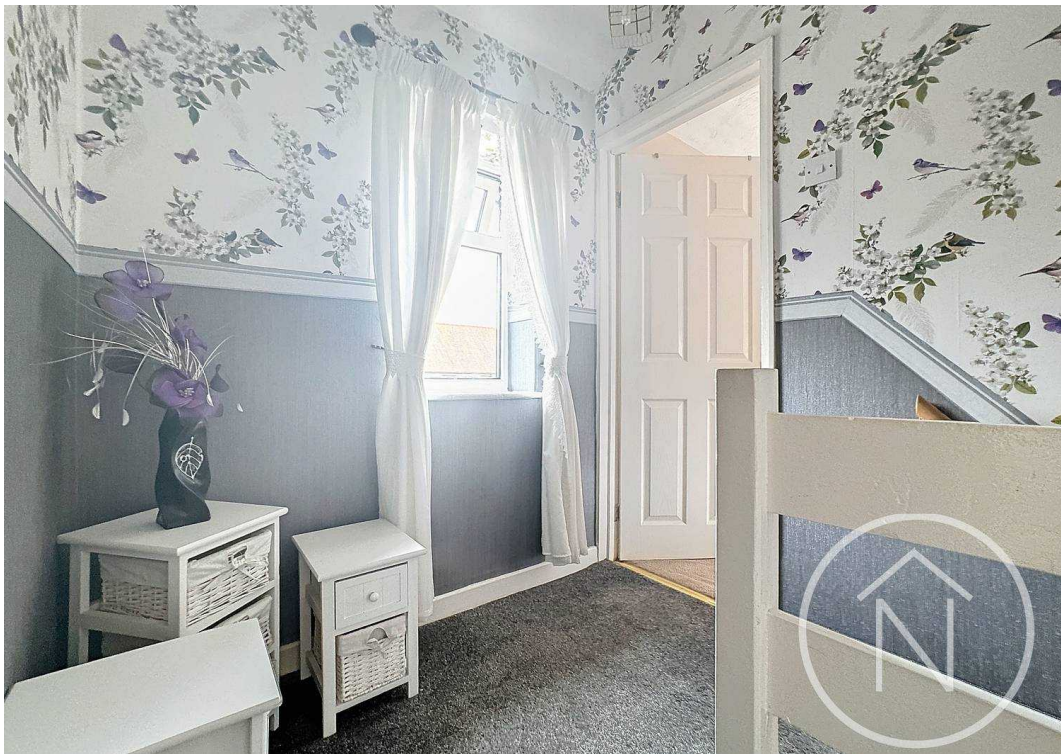
**Off street**

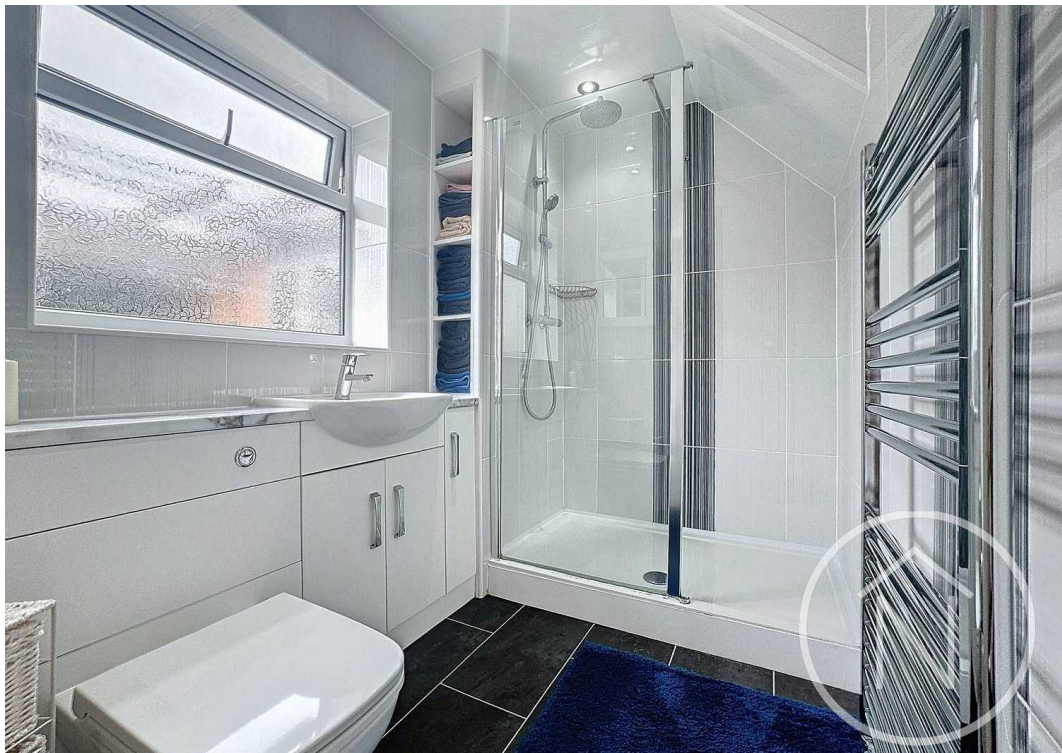
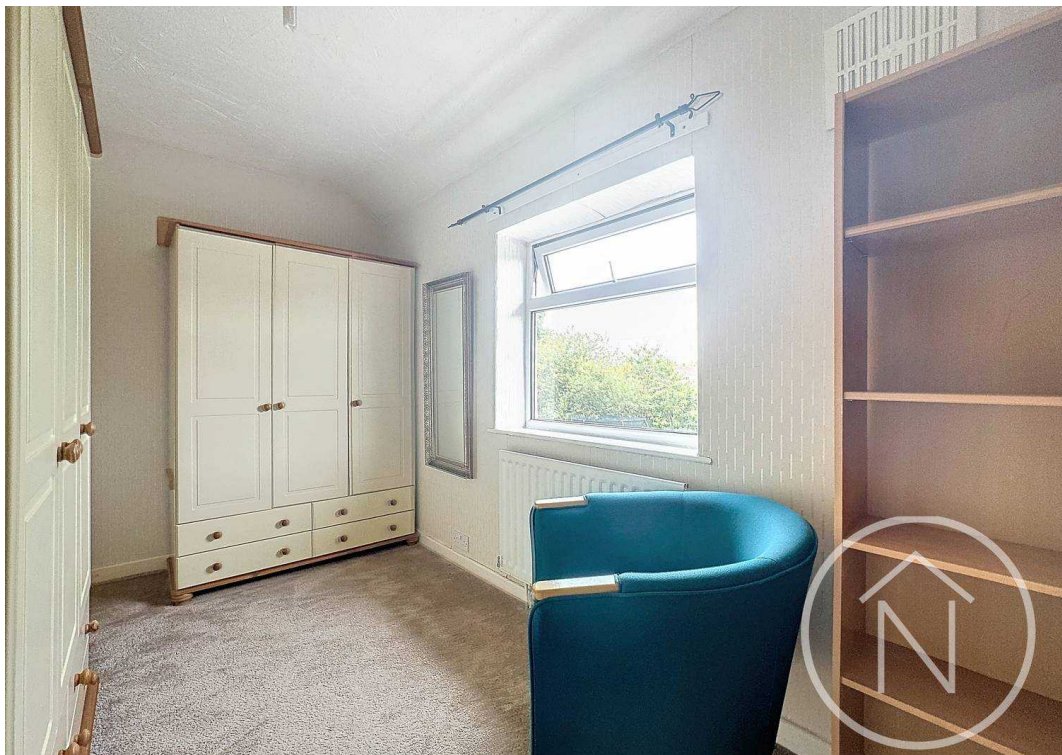
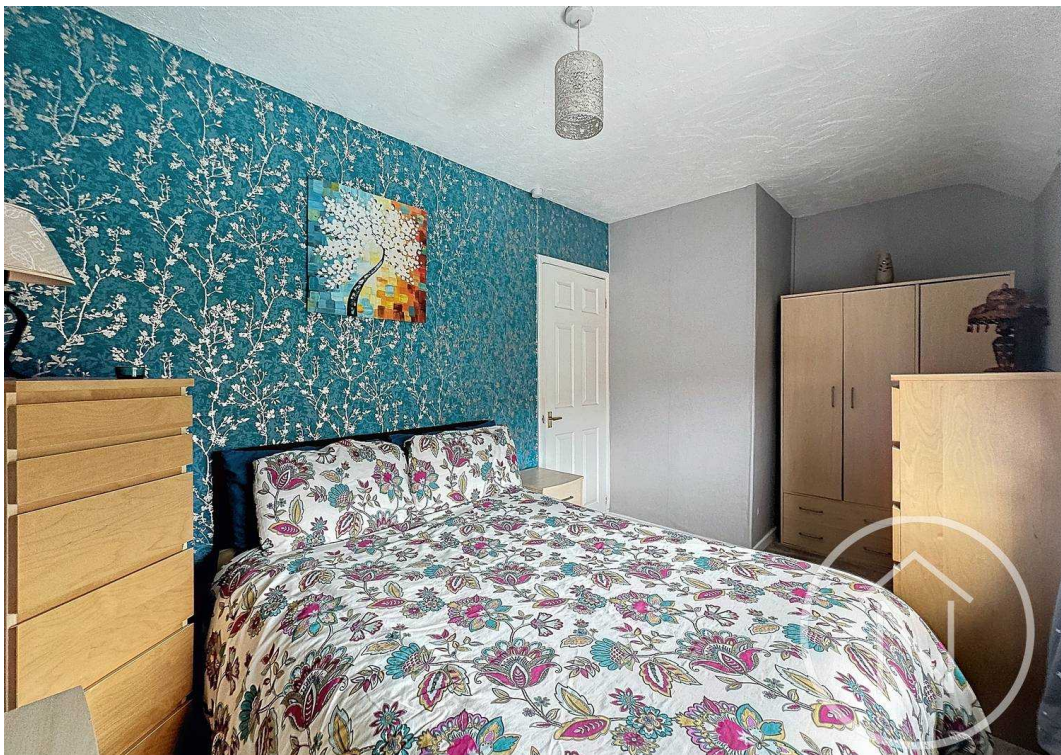
1 Parking Space

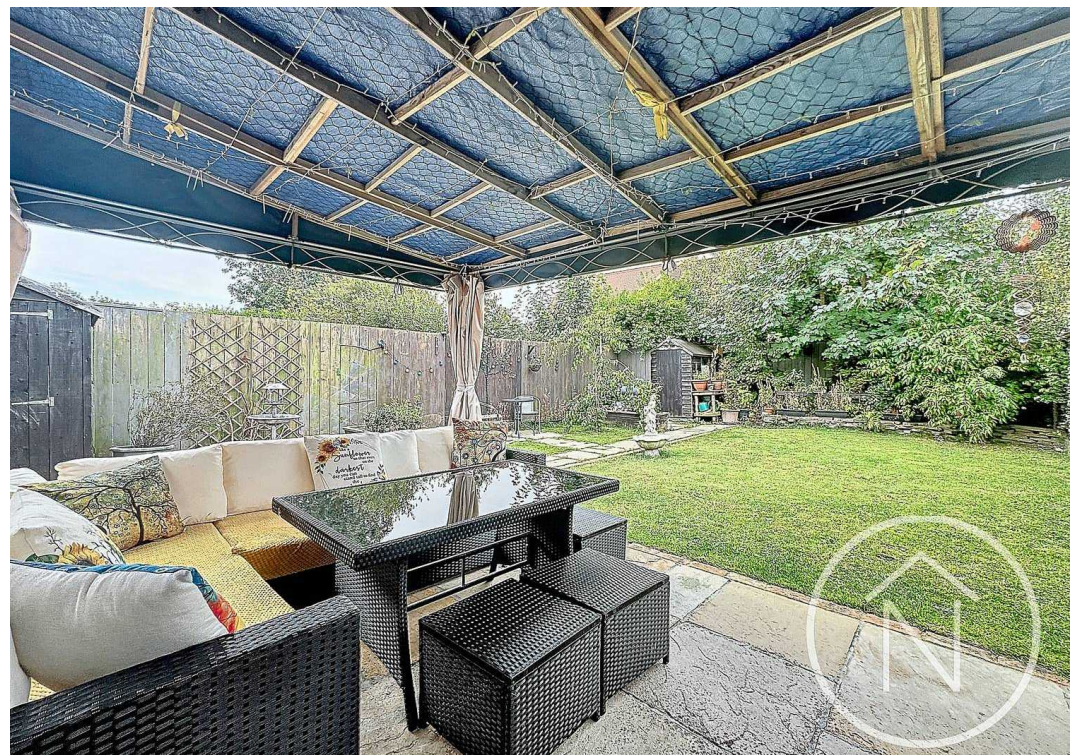
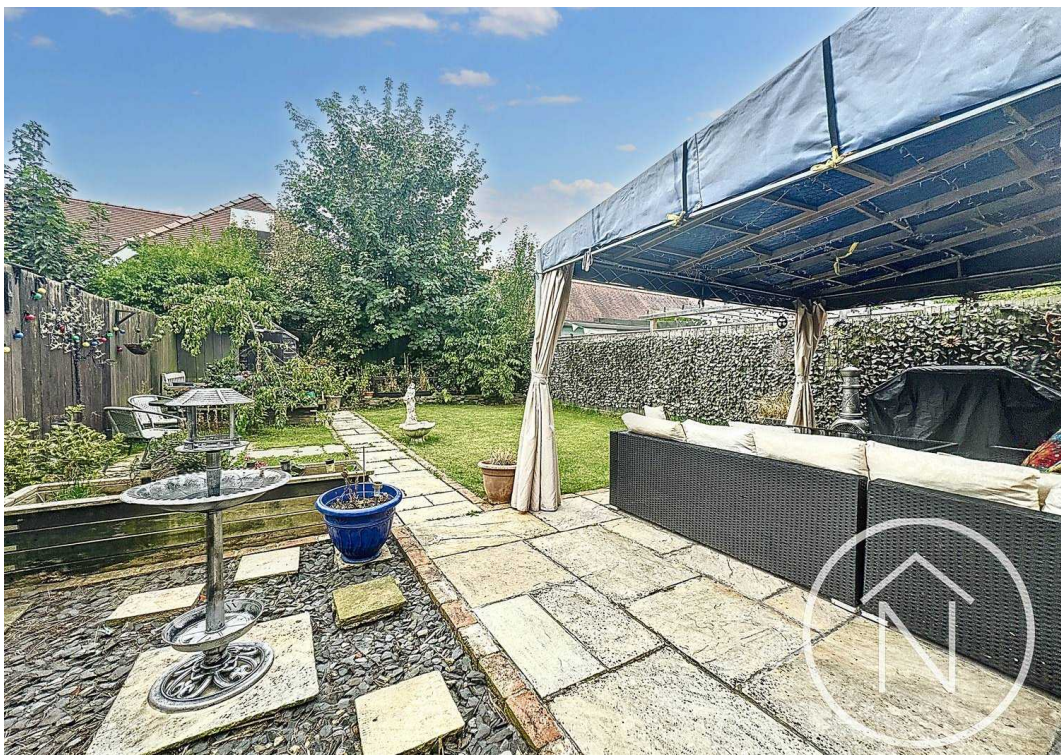
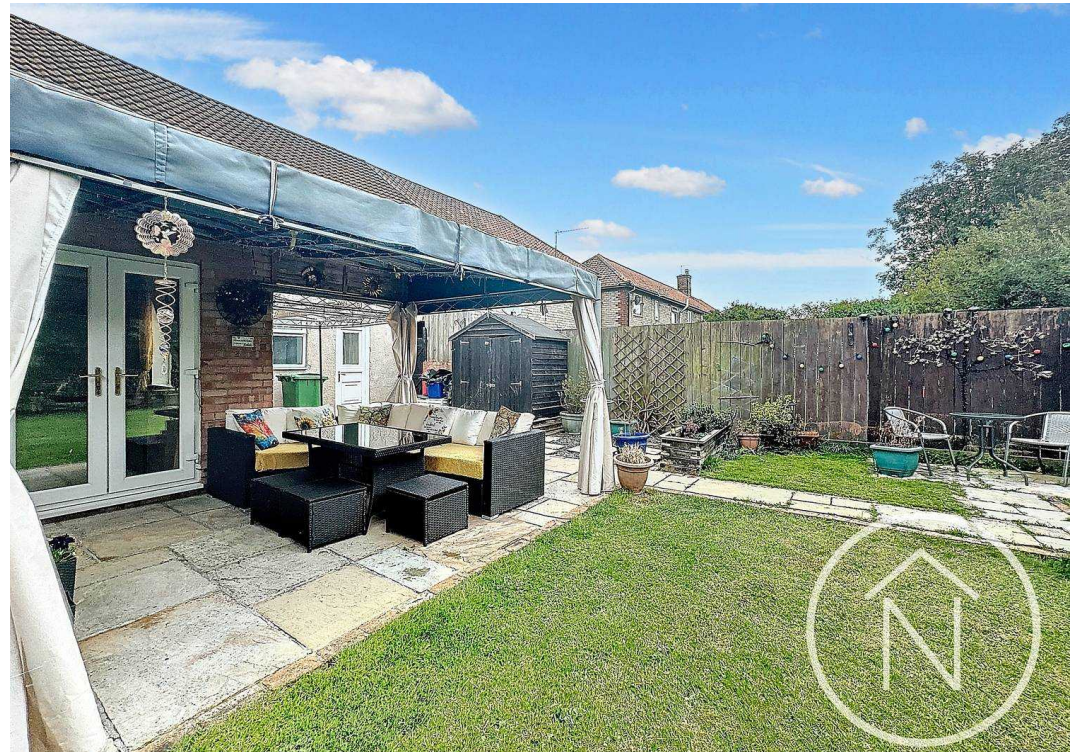


GARDEN



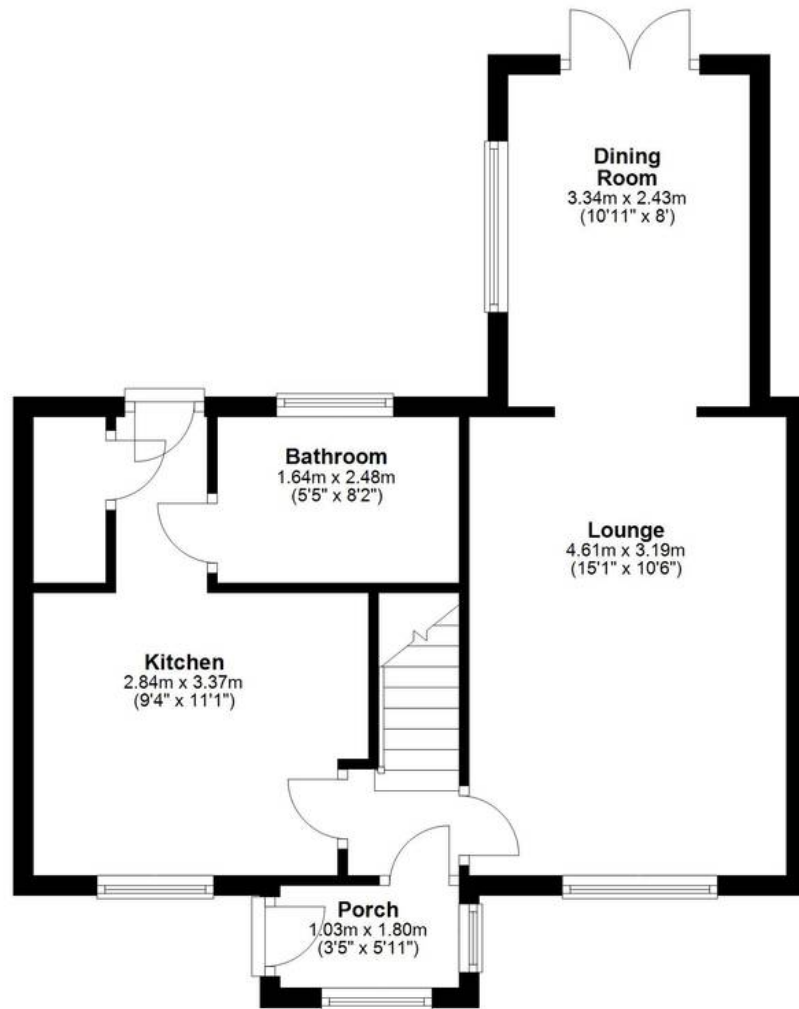






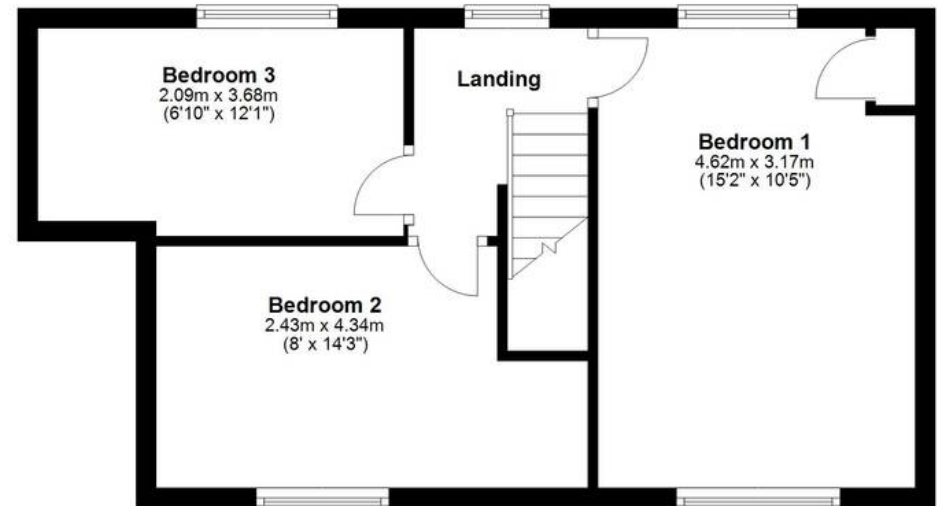
### Ground Floor

Approx. 45.3 sq. metres (487.7 sq. feet)



### First Floor

Approx. 37.4 sq. metres (402.1 sq. feet)



Total area: approx. 82.7 sq. metres (889.8 sq. feet)

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





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