



Rawlinson Avenue, Billingham - TS23 1JG
Billingham



In Excess of £130,000



Rawlinson Avenue

Billingham

A well maintained and well presented three bedroom semi detached home, ideally situated close to local shops and amenities and offering excellent family accommodation. Upon entering the property, you are welcomed by a useful porch leading into a spacious hallway, which provides access to the ground floor WC, a valuable addition for family living and guests alike. The lounge, featuring a charming bay window, creates a bright and inviting space for relaxation or entertaining, while the modern fitted kitchen offers ample storage and workspace. Upstairs, the landing leads to three generously sized bedrooms, each offering comfortable accommodation and flexibility for a growing family or those seeking a home office or guest room. The first floor bathroom is tastefully appointed and provides a practical layout for busy mornings. The property benefits from double glazing and gas central heating throughout, ensuring a warm and energy efficient environment all year round. Externally, the home boasts a driveway and off street parking, providing convenience and peace of mind for homeowners and visitors. This property represents an excellent opportunity for buyers seeking a move in ready home in a popular location, with easy access to local amenities, and transport links.

Council Tax band: A | Tenure: Freehold | EPC Energy Efficiency Rating: D



Porch

3' 7" x 2' 10" (1.08m x 0.86m)

Hall

7' 0" x 6' 6" (2.14m x 1.99m)

WC

Lounge

15' 7" x 15' 6" (4.76m x 4.73m)

Kitchen

16' 1" x 8' 0" (4.89m x 2.43m)

Bathroom

7' 6" x 5' 0" (2.29m x 1.52m)

Bedroom 1

13' 10" x 12' 2" (4.21m x 3.72m)

Bedroom 2

9' 9" x 8' 1" (2.97m x 2.46m)

Bedroom 3

8' 7" x 8' 0" (2.62m x 2.43m)





GARDEN

DRIVEWAY

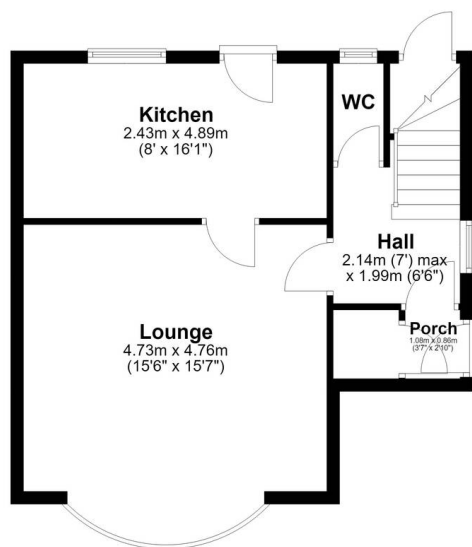
2 Parking Spaces





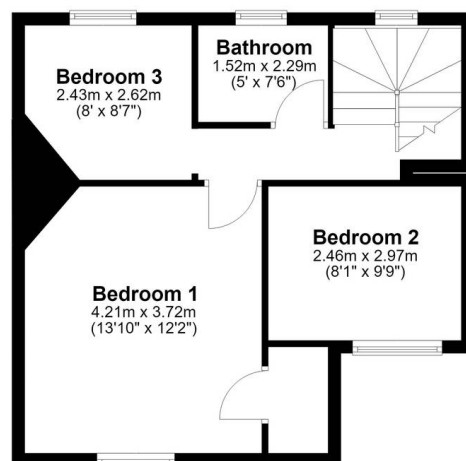
Ground Floor

Approx. 43.2 sq. metres (464.8 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



Total area: approx. 84.5 sq. metres (909.4 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.