



Tunstall Avenue, Billingham - TS23 3SR



In Excess of £160,000



Tunstall Avenue

Billingham

Offered to the market with no onward chain, this well-presented three bedroom semi-detached property provides an excellent opportunity for families and first-time buyers alike, conveniently located close to local shops, schools, and other amenities. The accommodation is thoughtfully arranged to maximise both space and comfort, beginning with a welcoming porch that leads into a hallway. The lounge is light and inviting, offering an ideal setting for relaxing or entertaining, while the kitchen diner provides ample room for family meals and gatherings, with plenty of storage. A bright conservatory extends the living space further, creating a versatile area that can be enjoyed throughout the year. The ground floor also benefits from a bathroom. Upstairs, there are three generously sized bedrooms, each providing comfortable accommodation and flexibility for family living or home working requirements. The property features UPVC double glazing and gas central heating throughout, ensuring a warm and energy-efficient environment. Practicality is further enhanced by a private driveway and an attached garage (ideal for secure parking or additional storage). With a desirable south-facing aspect to the rear, the property enjoys excellent natural light in the main living areas.

Council Tax band: B | Tenure: Freehold | EPC Rating : TBC



Porch

8' 10" x 3' 0" (2.68m x 0.91m)

Entrance Hall

6' 1" x 5' 9" (1.85m x 1.75m)

Lounge

19' 11" x 10' 11" (6.06m x 3.34m)

Kitchen

14' 9" x 11' 5" (4.49m x 3.48m)

Conservatory

18' 1" x 18' 1" (5.50m x 5.50m)

Bathroom

6' 4" x 5' 4" (1.93m x 1.63m)

Bedroom 1

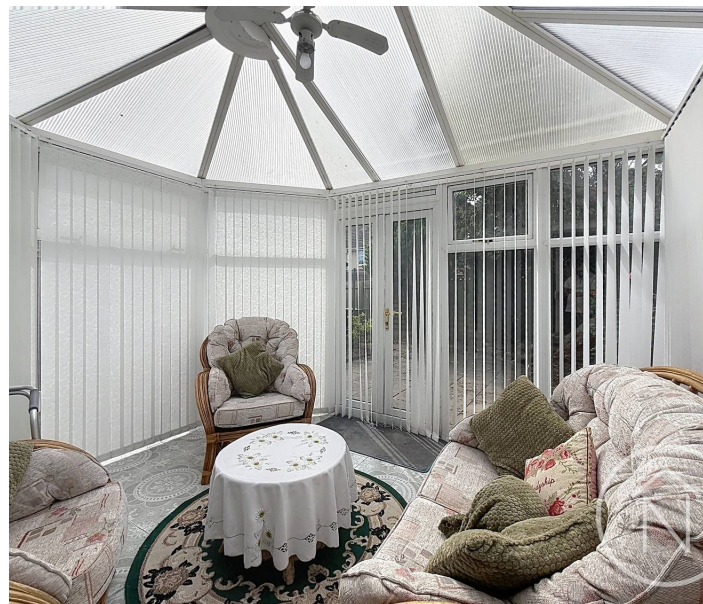
14' 3" x 11' 1" (4.35m x 3.37m)

Bedroom 2

12' 8" x 8' 5" (3.85m x 2.57m)

Bedroom 3

10' 9" x 7' 3" (3.28m x 2.20m)





GARDEN

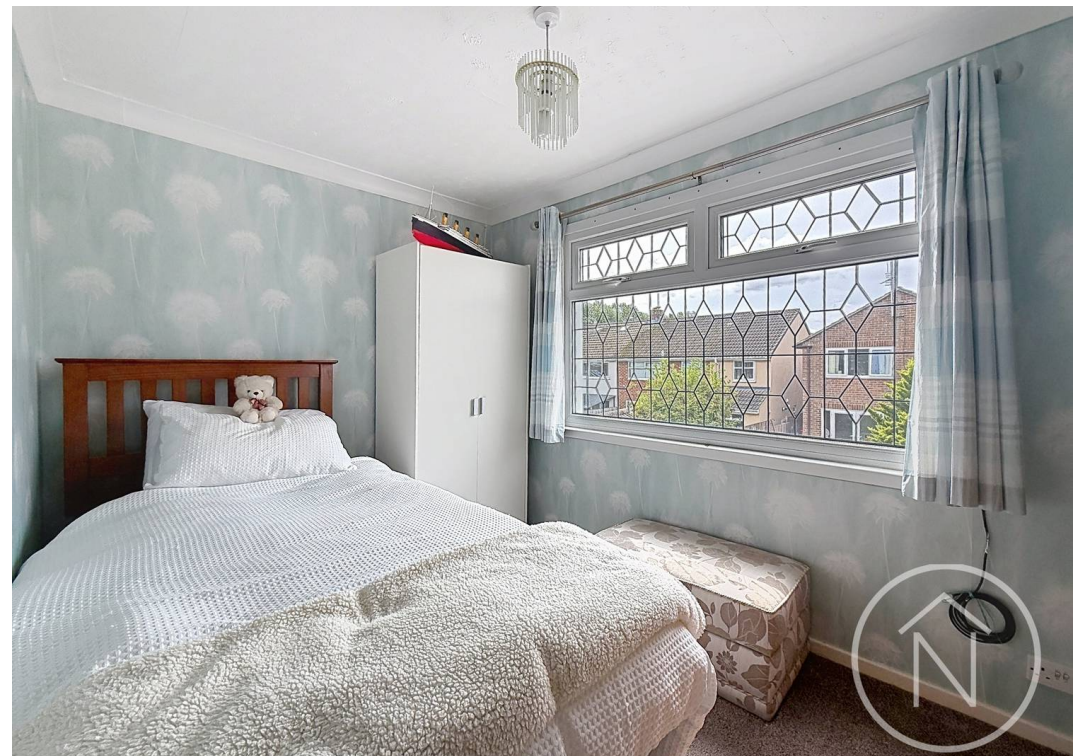
GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces

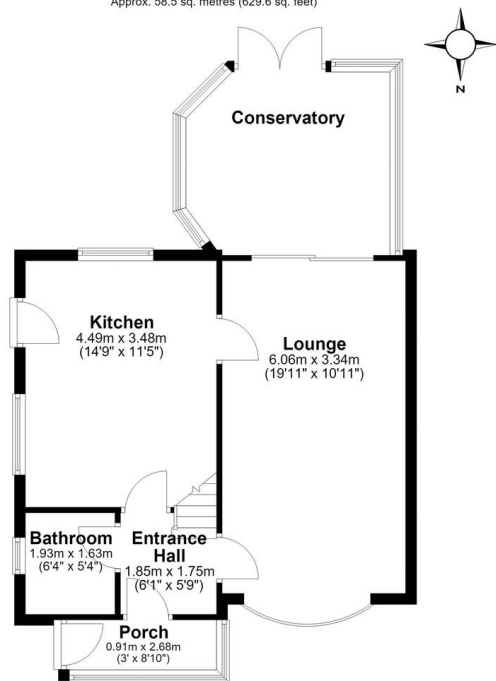






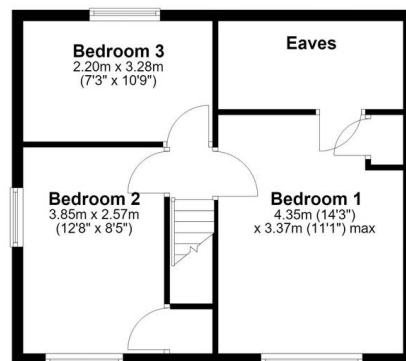
Ground Floor

Approx. 58.5 sq. metres (629.6 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.6 sq. feet)



Total area: approx. 100.5 sq. metres (1082.2 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.