

LANCHESTER AVENUE, BILLINGHAM, TS23 2TD



- ▲ Fabulously Presented & Large Detached Family Size House
- ▲ Detached Garage & Plenty of All-Important Car Parking Space
- ▲ Four Bedrooms & Modern Family Bathroom

- ▲ 21ft Lounge & Handy Downstairs Toilet
- ▲ Well Equipped Breakfast Kitchen with a Superb Range of Modern Units
- ▲ UPVC Double Glazing
- ▲ Gas Central Heating with Combi Boiler

Offers Over £235,000

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This larger style detached home offers great internal space with four bedrooms, large kitchen/diner and is perfect if you are looking for a sizable family home.

The interior is extremely well organised and most welcoming. It comprises briefly entrance hall, 21ft lounge, 27ft 'Eat-In' kitchen/diner with a superb range of modern units, rear hallway, and cloakroom/WC. There are four bedrooms on the first floor, and the family bathroom.

Other features included gas central heating with combi boiler, UPVC double glazing, detached garage and tandem block paved driveway for a number of cars.

GROUND FLOOR

ENTRANCE HALL

UPVC double glazed entrance door with glass inlay and staircase to the first floor.

LOUNGE/DINER - 6.58m (21'7") (max) x 3.25m (10'8") (max)
With two radiators.

BREAKFAST/DINER - 8.43m x 2.97m (27'8" x 9'9")

Fitted with a range of modern wood effect wall, drawer, and floor units with complementary marble work surface, stainless steel range cooker with stainless steel splashback and brushed steel electric extractor fan over, plumbing for washing machine, stainless steel sink with mixer tap and drainer, space for under counter fridge and freezer, Karndean tiled flooring and radiator.

WC

Fitted with a white two-piece suite comprising wash hand basin with mixer tap over, WC with hidden cistern, waterproof panelled walls, tile effect vinyl flooring, radiator and electric extractor fan.

REAR HALLWAY

FIRST FLOOR

LANDING

With access to the loft.

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BEDROOM ONE - 3.66m x 3.3m (12' x 10'10")

With woodgrain effect laminate flooring and radiator.

BEDROOM TWO - 3.66m x 3.33m (12' x 10'11")

With woodgrain effect laminate flooring and radiator.

BEDROOM THREE - 2.9m x 2.67m (9'6" x 8'9")

With radiator.

BEDROOM FOUR - 2.29m x 2.87m (7'6" x 9'5")

With woodgrain effect laminate flooring and radiator.

BATHROOM

Fitted with a white modern three-piece suite comprising jacuzzi bath with mixer tap and shower over, vanity unit with wash hand basin, dual flush WC, fully tiled walls and tiled flooring.

EXTERNALLY

GARDENS, PARKING & GARAGE

The property sits on a corner plot with a lawned front garden with bush borders and a large block paved tandem driveway leads to the garage with up and over door, power supply, light and side access doors leading to the rear garden with large concrete patio area, raised lawned area with flower and gravelled borders and side gate access.

AGENTS REF: - MH/LS/BIL220143/20052025

Council Tax Band: D **Tenure:** Freehold

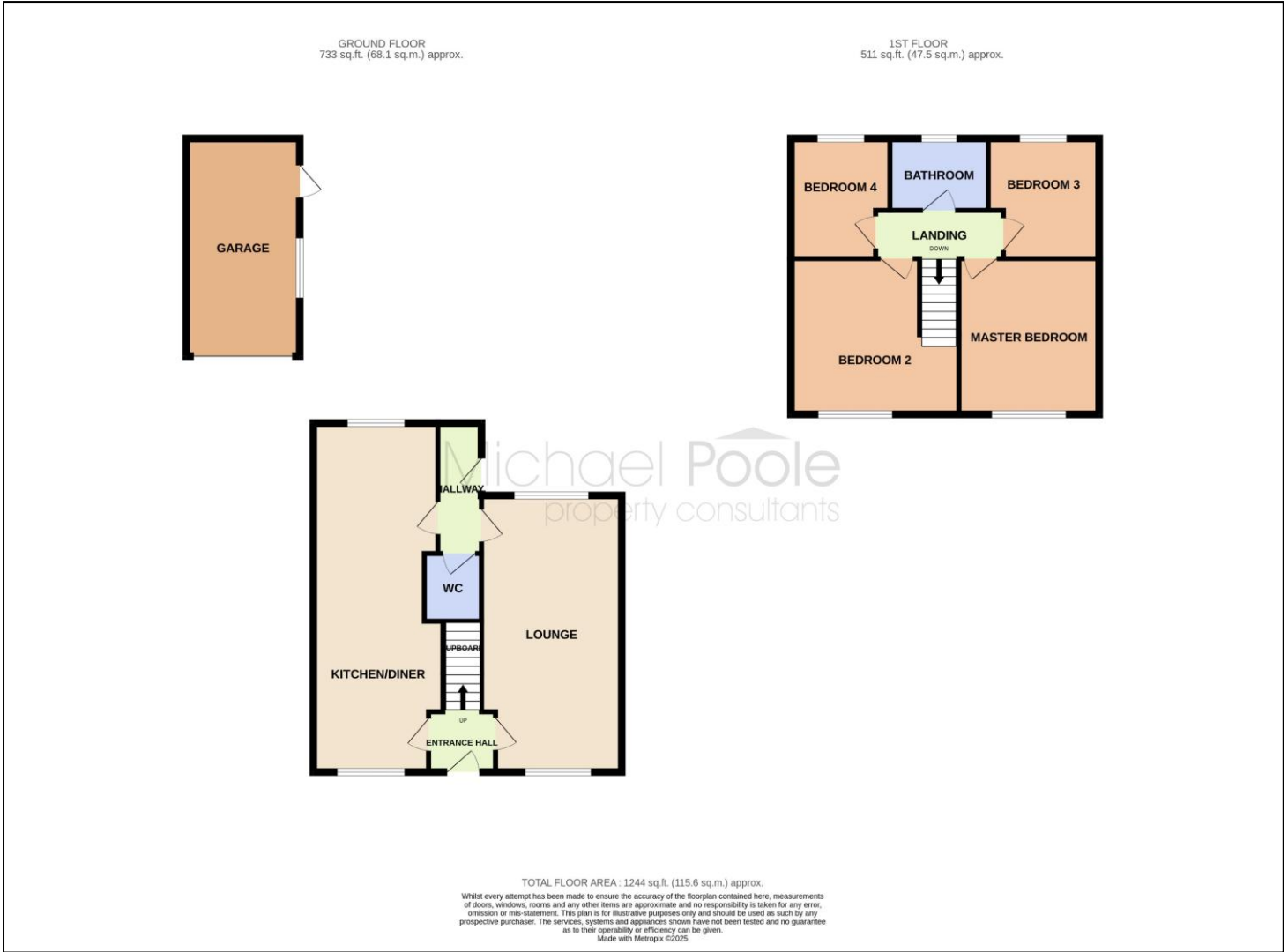
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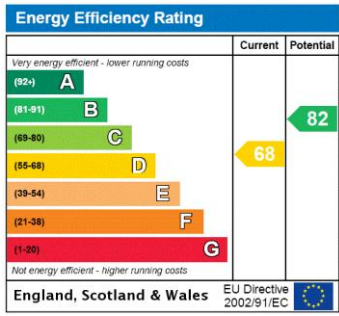


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