

# MARSH HOUSE AVENUE, BILLINGHAM, STOCKTON-ON-TEES, TS23 2HB



- ▲ Offered to the market with No Onward CHAIN
- ▲ Fantastically Presented Three-Bedroom End-Terrace Home, Ideal for First-Time Buyers
- ▲ Immaculately Maintained Throughout, Requiring Little More Than the Addition of Furniture
- ▲ Recently Redecorated in Neutral Tones, Creating a Bright and Modern Living Environment
- ▲ Stylish Modern Fitted Kitchen with a Range of Contemporary Units
- ▲ Comfortable Lounge & Separate Dining Room
- ▲ Two Generous Double Bedrooms & a Well-Proportioned Single Bedroom

- ▲ Bathroom Fitted with a White Suite, Complemented by a Separate WC
- ▲ Practical Ground Floor WC Accessed Via the Rear Lobby
- ▲ South-Westerly Facing Rear Garden Not Directly Overlooked to the Rear
- ▲ Detached Garage & Generous Driveway, Offering Ample Off-street Parking
- ▲ Gas Central Heating Via a Combi Boiler & UPVC Double Glazing

**£147,000**

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Offered to the market with the peace of mind of no onward chain, this fantastically presented three-bedroom end-terrace home makes an ideal first step onto the property ladder.

Immaculately presented throughout, the property requires little more than the addition of your own furniture. Recently neutrally decorated, it boasts a modern kitchen and bathroom, along with the added benefits of a detached garage and a generous driveway.

The accommodation comprises an entrance hall, lounge, dining room, modern fitted kitchen with a range of units, rear lobby and a particularly useful ground floor WC. To the first floor there are two generous double bedrooms, a well-proportioned single bedroom, and a bathroom fitted with a white suite, complemented by a separate WC.

Further features include a well-maintained south-westerly facing rear garden, gas central heating via a combination boiler, and UPVC double glazing throughout.

#### **GROUND FLOOR**

**ENTRANCE HALL** - Composite door with glass inlay and stairs to the first floor.

**LOUNGE** - 3.96m (13') into alcove x 4.1m (13'5")  
Wall mounted electric living flame fire and radiator.

**DINING ROOM** - 3.5m x 2.34m (11'6" x 7'8")  
With radiator.

**KITCHEN** - 3.5m x 3.12m (11'6" x 10'3")  
Fabulous modern Shaker design floor, wall and drawer units with oak effect worktops. Four ring gas hob with brushed steel splash back, brush steel electric extractor fan with glass inlay and integrated electric oven. Stainless steel sink with mixer tap, plumbing for a washing machine, wood grain effect laminate flooring and space for a fridge/freezer.

**REAR LOBBY** - With side access door and housing the wall mounted gas central heating boiler.

**CLOAKROOM/WC** - White modern two-piece suite with wash hand basin and WC.

**TO VIEW:** Tel: 01642 955140

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## **FIRST FLOOR**

**LANDING** - With access to the loft space and cupboard.

**BEDROOM ONE - 3.48m x 3.2m (11'5" x 10'6")**

Built-in wardrobe with overhead cupboard and radiator.

**BEDROOM TWO - 3.53m x 3.18m (11'7" x 10'5")**

Built-in wardrobe with overhead cupboard and radiator.

**BEDROOM THREE - 2.26m x 2.82m (max) (7'5" x 9'3" (max))**

These are maximum measurements as there is an over stairs storage cupboard and radiator.

**BATHROOM** - Modern two piece suite comprising panelled bath with mixer tap, shower attachment and electric shower. Vanity sink unit with wash hand basin and mixer tap. Chrome towel rail, tiled walls and electric extractor fan.

**SEPARATE WC** - With WC.

## **EXTERNALLY**

**PARKING & GARAGE** - The property is set back from the road, and features a long driveway providing ample off road parking leading to a single detached brick-built garage.

**GARDENS** - There are gardens to the front and rear, the south/westerly facing rear is not directly overlooked to the rear and incorporates two lawns, patio area, pathways, mature floral borders, edging and a brick store.

**Council Tax Band:** A      **Tenure:** Freehold

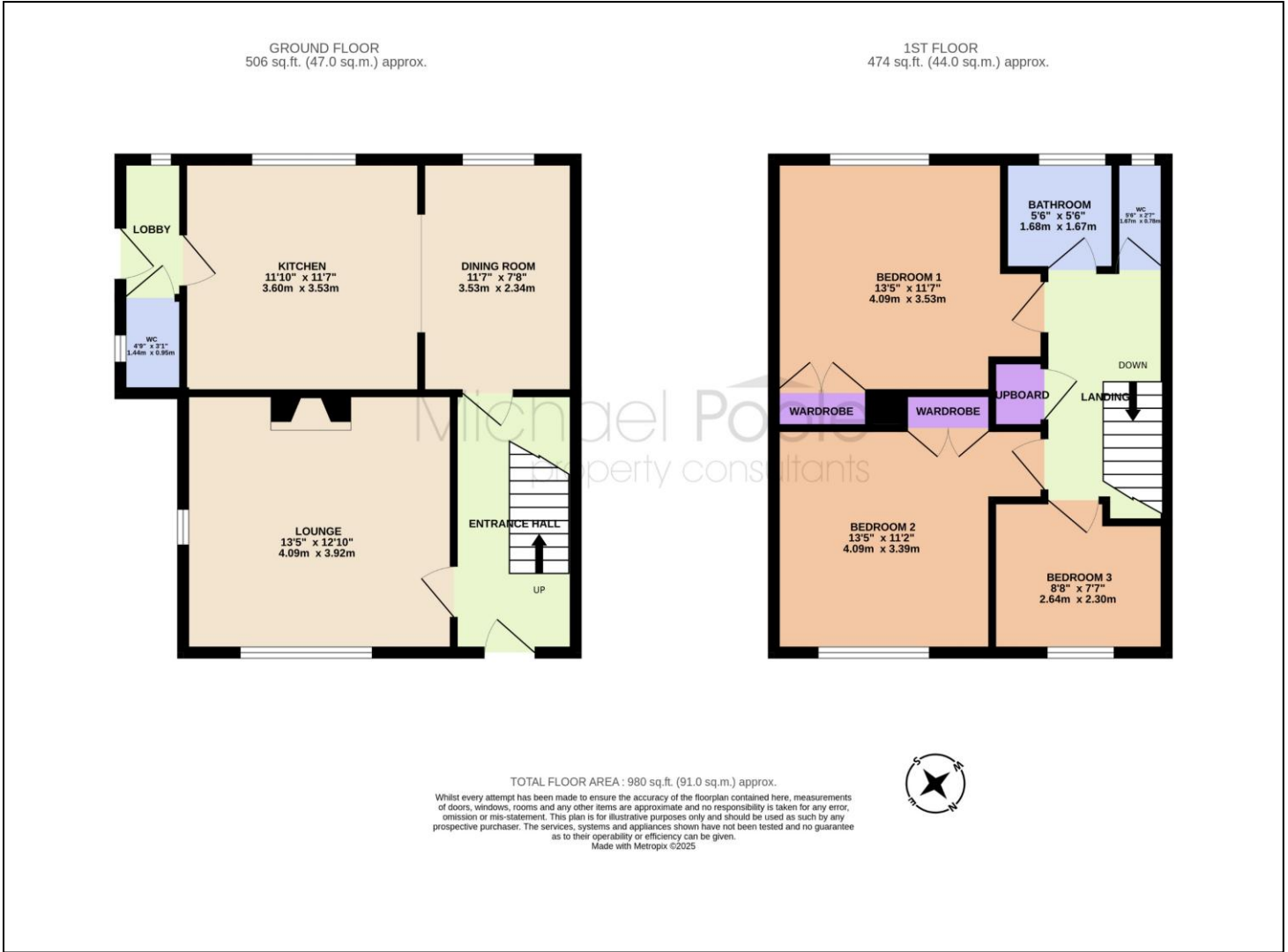
**TO VIEW:** Contact our Billingham office on

Tel: **01642 955140**



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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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