

# TUNSTALL AVENUE, BILLINGHAM, STOCKTON-ON-TEES, TS23 3SW



- ▲ CHAIN FREE SALE
- ▲ Extended Three Bedroom Semi Detached House
- ▲ Ideal Starter Home offer Some Great Internal Space
- ▲ Modern Kitchen/Breakfast Room & Shower Room
- ▲ Gas Central Heating with Combi Boiler & UPVC Double Glazing
- ▲ Black Paved Driveway
- ▲ Front & Rear Gardens

**Offers Over £165,000**

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This well cared for three bedroom semi detached house has the benefit of a modern extended kitchen and shower room with it been an ideal property if you are starting your journey on the property ladder.

The home comprises porch, lounge/diner, rear reception room and kitchen/breakfast room with a range of modern units. The first floor has landing, two double bedrooms, roomy single and shower room with modern three piece suite. Outside is gardens to the front and to the rear there is a well presented garden with patio.

Other features include gas central heating with combi boiler, oak internal doors, block paved driveway and UPVC double glazing.

**GROUND FLOOR**

**PORCH - 1.6m x 1.74m (5'3" x 5'9")**

Enter via composite door, panelled walls and slate tile effect vinyl tile.

**LOUNGE - 5.05m x 3.92m (16'7" x 12'10")**

With living flame electric fire with features surround, stairs to the first floor and radiator

**DINING ROOM - 2.68m x 3.28m (8'10" x 10'9")**

With radiator.

**RECEPTION ROOM - 2.29m x 3.46m (7'6" x 11'4")**

With radiator and UPVC double glazed sliding door.

**KITCHEN/BREAKFAST ROOM - 2.34m x 6.97m (7'8" x 22'10")**

Fitted with a range of modern high gloss floor, wall and draw units. Slot in gas cooker with electric extractor fan, sink with mixer tap and drainer. Wood grain effect laminate flooring, radiator and UPVC double glazed door to the rear garden.

**FIRST FLOOR**

**LANDING**

**TO VIEW: Tel: 01642 955140**

10 Town Square, Billingham, TS23 2LY

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## TUNSTALL AVENUE, TS23 3SW

### **BEDROOM ONE - 3.01m x 4.07m (9'11" x 13'4")**

With radiator.

### **BEDROOM TWO - 3.06m x 3.3m (10' x 10'10")**

With radiator and storage cupboard.

### **BEDROOM THREE - 1.99m x 3.1m (6'6" x 10'2")**

With radiator and over stairs storage cupboard.

### **SHOWER ROOM - 1.94m x 1.83m (6'4" x 6')**

Fitted with a modern three-piece suite with walk in shower, vanity sink unit, W/C, waterproof panelled walls, radiator and wood grain effect laminate flooring.

### **EXTERNALLY**

**GARDEN & PARKING** - Lawned front garden, shed, block paved driveway with access to the rear with flag stone patio, grass lawn and flower bed borders.

**Council Tax Band:** C    **Tenure:** Freehold

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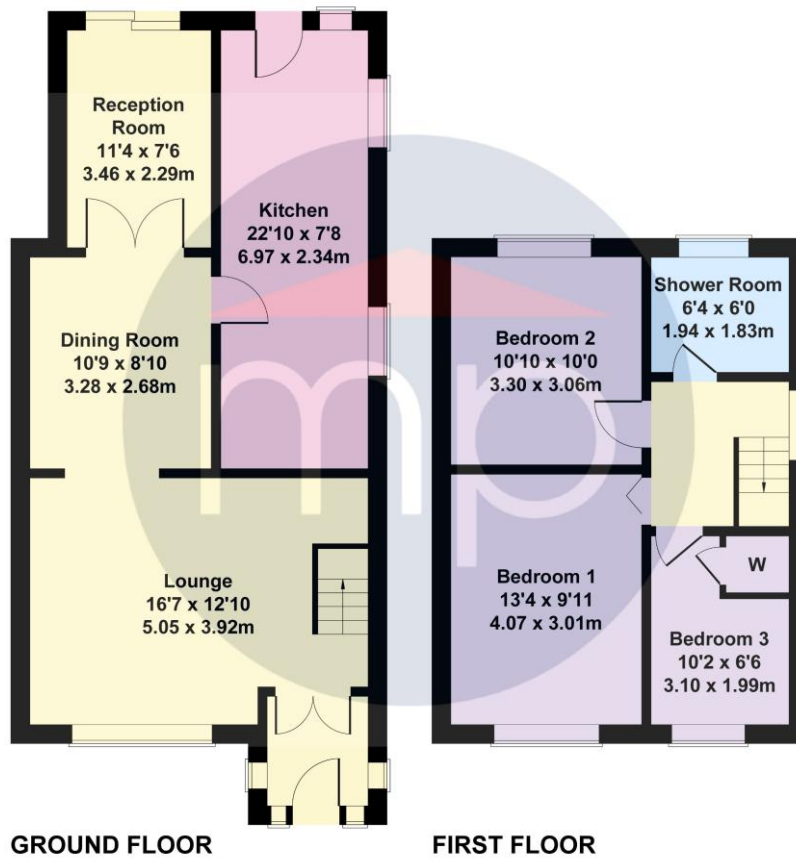


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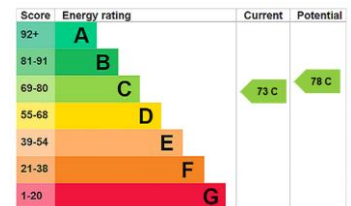
### Tunstall Avenue

Approximate Gross Internal Area  
1066 sq ft - 99 sq m



Not to Scale. Produced by The Plan Portal 2026  
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