

SUNNYBROW AVENUE, BILLINGHAM, STOCKTON-ON-TEES, TS23 1EA



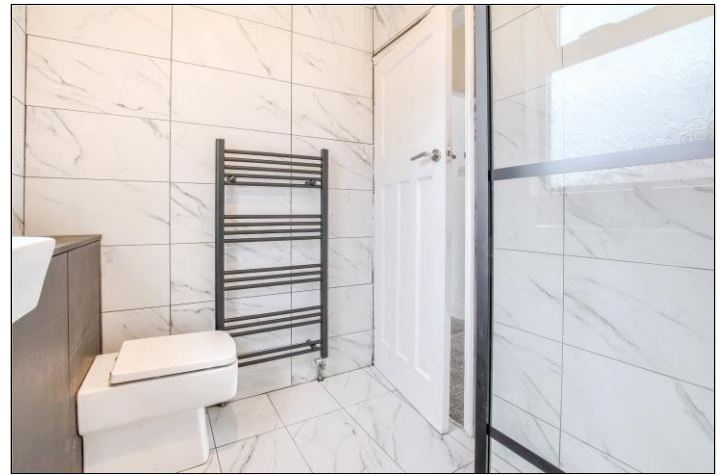
- ▲ Wonderfully Presented Three Bedroom Mid Terrace Property
- ▲ Subject to a Recent Renovation to a High Standard of Finish
- ▲ Offered to the Market with a Simple CHAIN FREE Sale

- ▲ Generous Lounge/Diner with Media Wall & Solid Oak Flooring
- ▲ Newly Fitted Modern Kitchen with Built in Appliances
- ▲ Ultra-Modern Shower Room
- ▲ Gas Central Heating with Combi Boiler & UPVC Double Glazing

£135,000

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Are you in the market for your first home or looking for a ready to move in property? Then this might just be the house for you.

Having undergone a full renovation with brand new kitchen, shower room, oak flooring, full decoration and media wall just to name a few.

The home comprises entrance hall, open plan lounge/diner, kitchen with a range of brand-new units and built in appliances on the ground floor. The first floor has landing, two double bedrooms, single bedroom and ultra-modern shower room. Outside there is a concrete patterned hardstanding with steps to the front door and alleyway access leading to the rear garden.

Other features include gas central heating with combi boiler, UPVC double glazing and is offered to the market with a simple CHAIN FREE sale.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay and staircase to the first floor.

LOUNGE/DINER - 7.4m (24'3") into bay window (max) x 5m (16'5") into alcove (max)

With bay window, radiator, solid oak flooring, under stairs storage cupboard and media wall with living flame electric fire.

KITCHEN - 4.75m x 2.29m (15'7" x 7'6")

A recently fitted kitchen with wall, drawer, and floor units with complementary marble effect work surface, four ring ceramic hob with glass splashback and electric extractor fan over, integrated electric oven and microwave, fridge freezer, dishwasher and plumbing for a washing machine. Oak flooring, LED downlights, one and a half bowl sink unit with mixer hot boiling tap and drainer and UPVC double glazed door to the rear garden.

FIRST FLOOR

LANDING - With access to the loft and radiator.

BEDROOM ONE - 3.56m (11'8") x 2.97m (9'9") into alcove
With radiator.

TO VIEW: Tel: 01642 955140

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BEDROOM TWO - 2.97m (9'9") into alcove x 2.92m (9'7")

With radiator.

BEDROOM THREE - 2.6m (8'6") (max) x 2.6m (8'6") (max)

With radiator.

SHOWER ROOM - Fitted with an ultra-modern recently fitted shower suite comprising walk-in shower cubicle with waterfall showerhead and shower attachment, vanity unit with wash hand basin and mixer tap, dual flush WC with hidden cistern, fully porcelain tiled walls and floor and black towel rail.

EXTERNALLY

To the front there is a concrete hardstanding and path with steps to the entrance door. Alleyway access leads to the rear garden with lawn, flagstone patio area and outside tap.

AGENTS REF: - MH/LS/BIL260098/18032026

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

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**



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