

EAST AVENUE, BILLINGHAM, TS23 1BY



- ▲ Modern Style McLean's Built Two Bedroom Semi Detached House with No Onward Chain
- ▲ Would Perfectly Suit a First Time Buyer or Someone Looking to Downsize
- ▲ 21ft Detached Garage with Electric Roller Door

- ▲ Not Overlooked at the Rear
- ▲ Central Heating with Combi Boiler
- ▲ UPVC Double Glazed Windows & Exterior Doors

Offers in excess of £130,000

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Having the advantage of no onward chain, this modern style McLean's built two bedroom semi-detached house would perfectly suit a first time buyer.

The comfortable, nicely presented accommodation comprises entrance hall, lounge, and kitchen with modern style units. The first floor has two bedrooms and bathroom with a white suite.

Externally, there is a private rear garden that is not overlooked at the back with patio, 21ft detached garage with electric roller door and driveway.

Other features include UPVC double glazed windows and exterior doors and central heating.

GROUND FLOOR

ENTRANCE HALL

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

LOUNGE - 3.07m (max) x 4.14m (10'1" (max) x 13'7")

With radiator and living flame electric fire in feature surround with marble hearth.

KITCHEN DINER - 4.04m x 2.41m (13'3" x 7'11")

Fitted with a range of cream wall, drawer, and floor units with complementary marble effect work surface, four ring gas hob with tiled splashback and brushed steel electric extractor fan over, sink with mixer tap and drainer, integrated fridge, plumbing for washing machine, tiled floor, under stairs storage cupboard, radiator, and UPVC door to the side aspect.

FIRST FLOOR

LANDING

With access to the loft.

BEDROOM ONE - 3.8m (12'6") into wardrobes x 3.43m (11'3")

With radiator, airing cupboard housing the Vaillant combination boiler and built-in wardrobes with mirror sliding door.

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BEDROOM TWO - 3.1m x 2.08m (10'2" x 6'10")

With radiator.

BATHROOM

Fitted with a modern three-piece suite comprising P' shaped bath with mixer tap, shower over and glass shower screen, wash hand basin with mixer tap, WC, fully tiled walls, LED downlights and tile effect vinyl flooring.

EXTERNALLY

GARDENS

To the front there is a flagstone garden with mature bush and flower beds. Side access leads to the low maintenance rear garden with large flagstone patio area and is not directly overlooked to the rear.

DETACHED GARAGE - 6.5m x 2.82m (21'4" x 9'3")

A concrete driveway for a number of cars leads to a larger than average detached garage with electric roller door, power supply, light and rear UPVC access door to the garden.

AGENTS REF: - MH/LS/BIL260129/31032026

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

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GROUND FLOOR
483 sq ft. (44.8 sq.m.) approx.

1ST FLOOR
284 sq ft. (26.4 sq.m.) approx.



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TOTAL FLOOR AREA: 767 sq.ft. (71.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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