

MARSH HOUSE AVENUE, BILLINGHAM, STOCKTON-ON-TEES, TS23 3ET



- ▲ What A Brilliant Opportunity to Acquire Yourself a Sizeable Semi with Three Bedrooms
- ▲ It's a Simple CHAIN FREE Sale & Needs Some Gentle TLC
- ▲ Lounge, Dining Room, Kitchen, Breakfast Room & Conservatory
- ▲ Two Bath/Shower Rooms

- ▲ Over 1,100 Square Feet of Living Space & Great Layout Fine-Tuned for a Young Family
- ▲ Nicely Positioned Facing onto Bede College Sports Fields
- ▲ It Has a Sunny Westerly Facing Garden, Ample Parking & a Single Garage
- ▲ UPVC Double Glazed Windows & Gas Central Heating

£190,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



What a brilliant opportunity to acquire yourself a well-proportioned and extended traditional style three-bedroom semi in need of some gentle TLC.

It's a simple chain free sale and really nicely positioned facing onto Bede Sixth Form College fields. It also has the advantage of a sunny westerly facing rear garden, a garage, ample car parking, UPVC double glazing and central heating. If you are up for it, the huge loft space here would easily provide an extra bedroom or two, but you'd obviously need planning permission.

Very briefly, the accommodation comprises entrance hall, lounge, dining room, 'All Year Round' conservatory, kitchen, breakfast room and shower room on the ground floor. The first floor has three bedrooms (two roomy double and a large single) bathroom and separate WC.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay to a spacious entrance hall with radiator, staircase to the first floor and under stairs storage cupboard.

LOUNGE - 4.5m (14'9") x 3.94m (12'11") into alcove

With radiator, living gas fire in feature surround and Wooden French doors with glass inlay open to ...

DINING ROOM - 3.05m x 3.02m (10' x 9'11")

With radiator and UPVC double glazed sliding door opening to ...

CONSERVATORY - 4.88m x 2.44m (16' x 8')

A useful addition to the property creating some extra living space and featuring a UPVC double glazed door to the westerly facing rear garden.

KITCHEN - 3.05m x 2.72m (10' x 8'11")

Fitted with a range of wood wall, drawer, and floor units with complementary work surface, four ring ceramic hob with tiled splashback and electric extractor fan over, electric integrated oven, sink with mixer tap and drainer and tile effect vinyl tile flooring.

BREAKFAST ROOM - 3.05m x 1.75m (10' x 5'9")

With radiator, plumbing for washing machine and UPVC double glazed door to the rear garden.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk



MARSH HOUSE AVENUE, TS23 3ET

GROUND FLOOR SHOWER ROOM - Comprising walk-in shower with electric shower, wash hand basin, WC and tiled walls and floor.

FIRST FLOOR

LANDING - With access to the loft.

BEDROOM ONE - 3.96m (13') x 3.48m (11'5") into alcove
With radiator.

BEDROOM TWO - 3.5m x 3.48m (11'6" x 11'5")
With radiator.

BEDROOM THREE - 2.7m (8'10") excluding bulkhead x 2.26m (7'5")
With radiator and over stairs storage wardrobe.

BATHROOM - Two-piece suite comprising panelled bath with shower over, wash hand basin and airing cupboard housing the tank.

SEPARATE WC - With WC and tiled walls.

EXTERNALLY

GARDENS, PARKING & GARAGE - To the front there is a brick boundary wall, lawned garden and a tarmac driveway leading to the garage with up and over door, power supply and light. Side gated access leads to the westerly facing rear garden with raised timber decked area, lawn, mature bush and flower borders and is not directly overlooked to the rear.

AGENTS REF: - MH/LS/BIL260178/23042026

Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Billingham office on
Tel: **01642 955140**

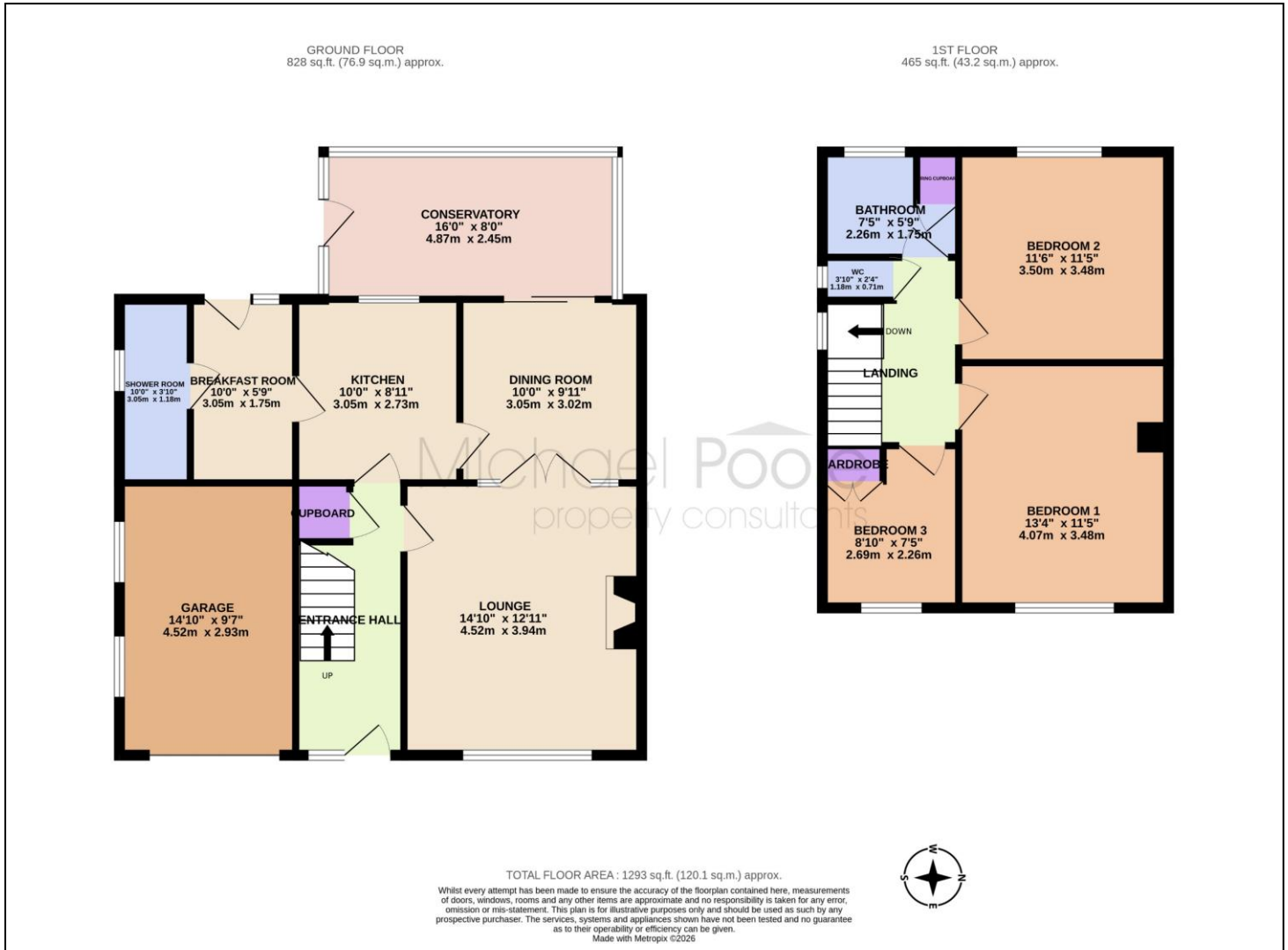


MARSH HOUSE AVENUE, TS23 3ET



MARSH HOUSE AVENUE, TS23 3ET





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.



TO VIEW: Contact our Billingham Office on Tel: **01642 955140**
10 Town Square, Billingham, TS23 2LY