

## 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

**£175,000**

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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

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**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.

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**AGENTS REF:** - MH/LS/BIL260178/23042026

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

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

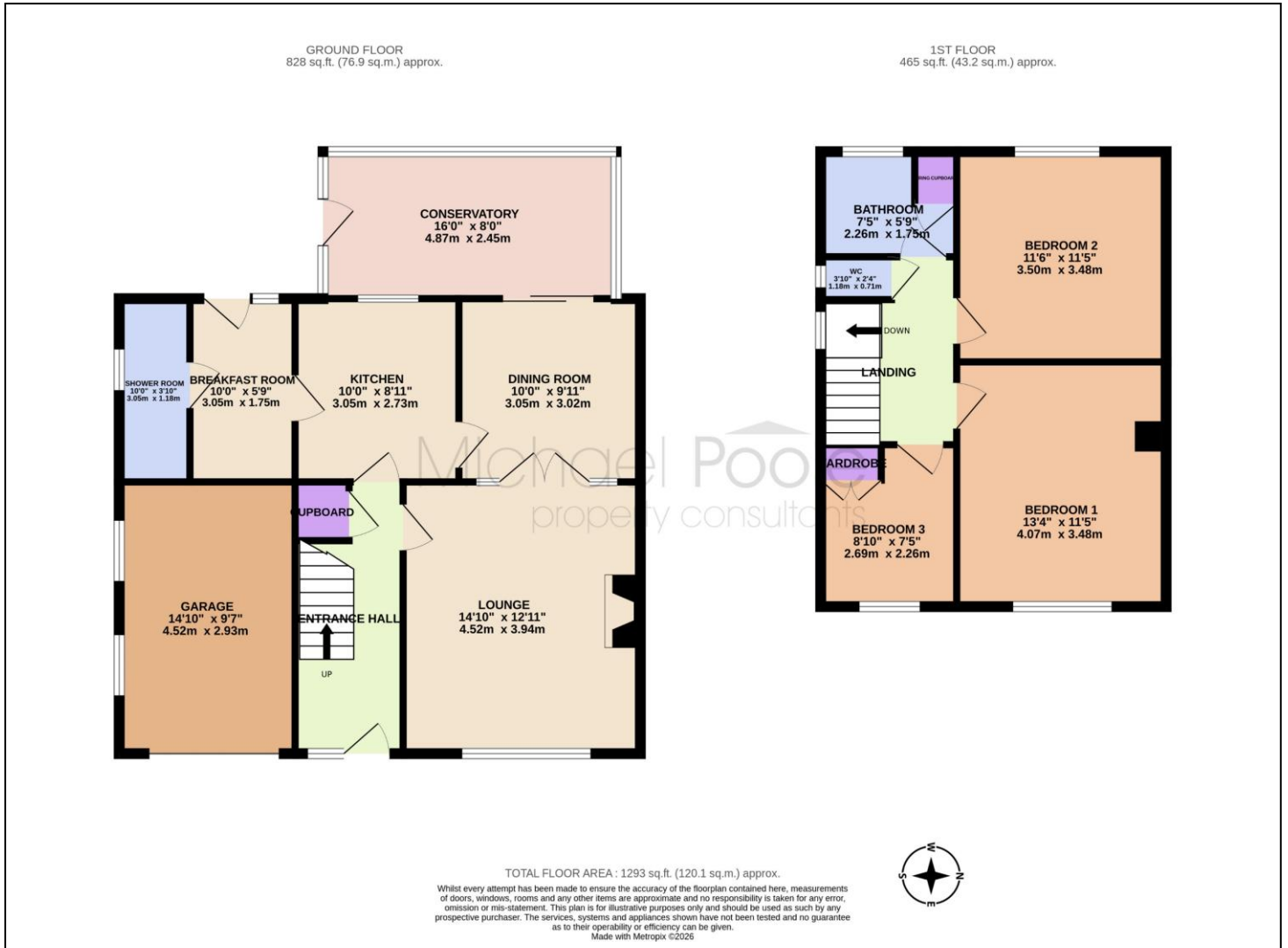


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