

BIELBY AVENUE, BILLINGHAM, STOCKTON-ON-TEES, TS23 3YG



- ▲ Really Smart Mcleans Built Semi
- ▲ Perfect First Time Buyer Home
- ▲ Very Popular Owington Farm Location
- ▲ Good Sized Rear Garden
- ▲ Kitchen/Breakfast Room with Modern Farmhouse Style Units

- ▲ UPVC Double Glazed Windows, Exterior Doors, UPVC Fascias & Guttering
- ▲ Central Heating with Combi Boiler
- ▲ Modern White Bathroom Suite

Offers Over £135,000

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With two bedrooms this McLeans built semi-detached house has many of the features that make a property an ideal starter home.

The interior has been styled with a very tasteful eye, then the good sized rear garden is a nice place to spend time. Other features include UPVC double glazed windows, exterior doors, UPVC fascias and guttering, car parking and central heating with a combi boiler.

Comprising briefly entrance hall, lounge with living flame gas fire and kitchen with modern Farmhouse style units. The first floor has two bedrooms and modern white three piece suite bathroom.

Add to all of this the very popular Ovington Farm location and we really think you'll be hard pressed to find one better.

GROUND FLOOR

ENTRANCE HALL

UPVC entrance door with double glazed insert and staircase to first floor.

LOUNGE - 4.2m x 3.07m (13'9" x 10'1")

With living flame gas fire and featured surround, radiator and connecting door into...

BREAKFAST KITCHEN - 4.01m x 2.4m (13'2" x 7'10")

Fitted with a smart range of modern Farmhouse style wall, drawer and floor cupboards, wooden effect roll top work surfaces and breakfast bar. Single drainer stainless steel sink unit with mixer taps over. Built in stainless steel electric oven and four ring electric hob. Space for fridge freezer and plumbing for automatic washing machine. Wall cupboard housing Worcester gas fired combination boiler. Tiled flooring and part subway tiled walls. Radiator. Under stairs cupboard and UPVC exterior door with double glazed insert opening onto the rear garden.

FIRST FLOOR

LANDING

With access to loft space.

BEDROOM ONE - 3.76m x 3.23m (12'4" x 10'7")

Built in wardrobes with mirrored sliding doors and radiator.

TO VIEW: Tel: 01642 955140

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BEDROOM TWO - 2.82m x 2.13m (9'3" x 7')

Radiator.

BATHROOM

Modern white three piece suite comprising; panelled bath with Mira electric shower, pedestal wash basin and close coupled WC. Co-ordinated tiled splashbacks and radiator.

EXTERNALLY

GARDENS & PARKING

Open plan front garden with lawn and established flowerbeds. A concrete driveway provides ample car parking and possible garage space (subject to all necessary planning consents). Side access leads to a very pleasant, good size fence enclosed rear garden with paved patio area, neat lawn, nicely stocked and established flowerbeds and border, small pond and outside tap.

AGENTS REF: - MH/LS/BIL260192/2052026

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

TO VIEW: Contact our Billingham office on

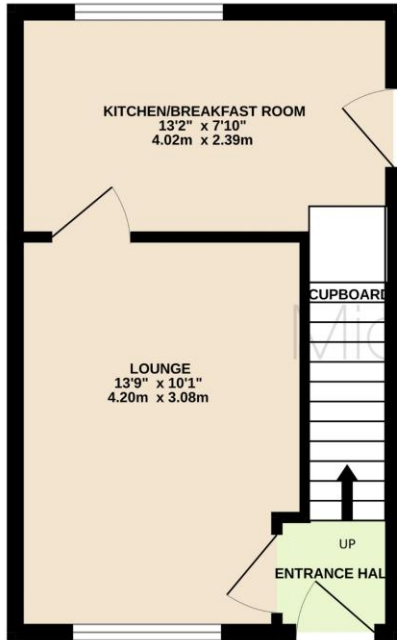
Tel: 01642 955140

A photograph of the Michael Poole property consultants storefront at night. The sign above the entrance is illuminated in blue and white. The windows display various property listings.

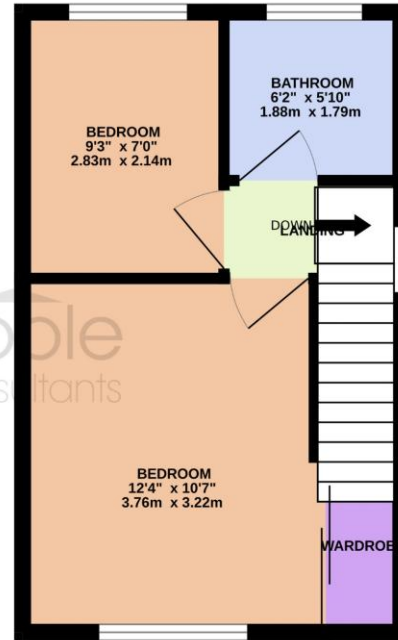
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Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

GROUND FLOOR
285 sq.ft. (26.5 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 570 sq.ft. (53.0 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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