



160 Marsh House Avenue

, Billingham, TS23 3AB

Offers in the region of £130,000



A Good-Sized Three-Bedroom Semi-Detached Home On A Corner Plot, Overlooking A Green And Offered With No Onward Chain — Ideal For First-Time Buyers Or Investors.



Full Description

Located On Marsh House Avenue In Billingham, This Well-Proportioned Three-Bedroom Semi-Detached Property Offers Excellent Potential And A Practical Layout, Making It An Ideal First Purchase Or Investment Opportunity.

The Property Benefits From A Generous Corner Plot With Good-Sized Garden To The Side/Rear, Providing A Safe And Enclosed Space For Children And Pets. To The Front, The House Overlooks A Green, Creating A Pleasant Outlook And Added Sense Of Space.

Internally, The Accommodation Includes A Spacious Kitchen/Diner, A Separate Living Area. To The First Floor Are Three Well-Sized Bedrooms Along With A Separate Bathroom And W.C.

Externally, There Is Roadside Hard-Standing Providing Parking. The Property Is Offered With No Chain And Has The Potential To Achieve A Rental Income Of Approximately £800 Per Calendar Month.

Location

Marsh House Avenue Is Situated Within A Popular And Well-Established Residential Area Of Billingham, Offering A Convenient Setting Close To A Range Of Local Amenities, Schools And Transport Links. The Location Is Well Suited To Families, First-Time Buyers And Commuters, Providing Easy Access To Everyday Shopping, Local Services And Green Spaces, While Remaining Within Comfortable Reach Of Billingham Town Centre. With Good Road Connections And Nearby Public Transport Options, The Property Benefits From Straightforward Travel Across Teesside, Including Stockton-On-Tees And Surrounding Areas.

Schools:

- Local Primary Schools – Within Walking Distance
- Secondary School Options – Within Easy Reach
- Further Education Facilities – Short Drive

Healthcare & Services:

- Local GP Surgeries And Pharmacy Services – Nearby
- University Hospital Of North Tees – Approx. 10–15 Min Drive

Local Amenities & Retail:

- Local Convenience Stores And Shops – Nearby
- Billingham Town Centre (Shops, Cafés And Services) – Approx. 5–10 Min Drive
- Retail Parks And Larger Supermarkets – Short Drive

Green Space & Leisure:

- Local Parks And Playing Fields – Close By
- Billingham Forums Leisure Centre – Approx. 5–10 Min Drive

Transport:

- Billingham Railway Station – Approx. 5–10 Min Drive
- A19 Road Link – Approx. 5–10 Min Drive
- Local Bus Routes – Within Walking Distance

Note

Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

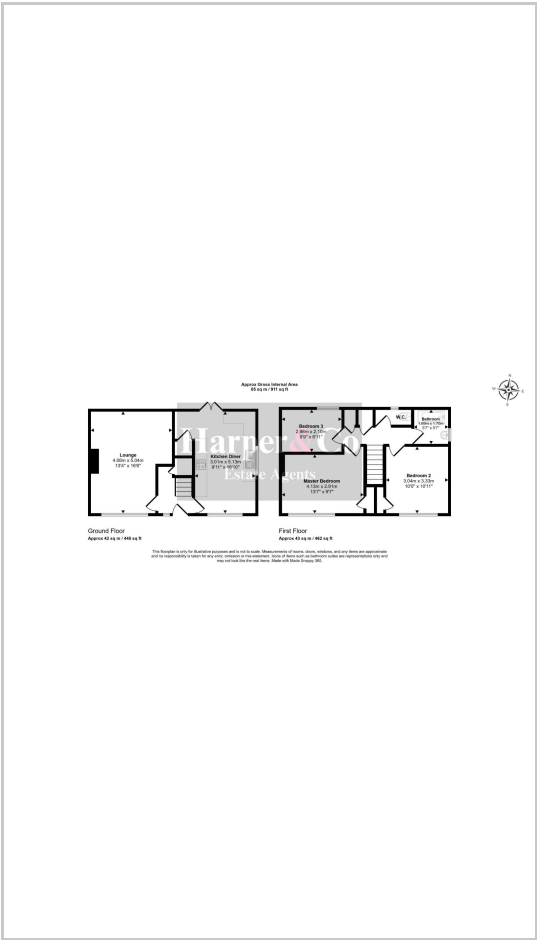
Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

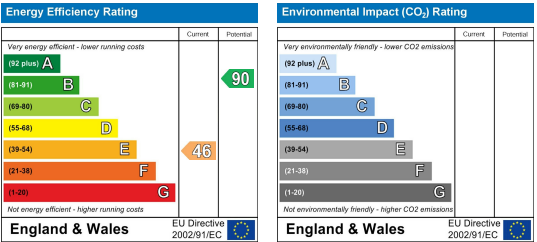
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.