



## 53 Cleadon Avenue

, Billingham, TS23 3SH

**Offers in excess of £175,000**



A Fully Refurbished And Beautifully Re Designed Three Bedroom Semi Detached Home On Cleadon Avenue, Billingham, Offered With No Chain. Finished To An Exceptional Standard Throughout With No Expense Spared, This Property Offers Modern Open Plan Living, A Stunning Extended Bathroom, And A Suprisingly Sunny Private Landscaped Garden With Wraparound Block Paving, Ready For A Buyer To Move Straight In.



**Full Description**

This Outstanding Three Bedroom Semi Detached Property, Offered With No Chain, Has Undergone A Complete Back To Brick Refurbishment, Creating A Stylish, Modern Home With High Quality Finishes Throughout. Every Element Has Been Thoughtfully Redesigned To Provide A Cohesive And Contemporary Living Space.

Upon Entering, You Are Welcomed By A Spacious And Inviting Hallway That Sets The Tone For The Rest Of The Home. The Lounge Is Beautifully Styled, Featuring Designer Radiators And A Seamless Open Flow Into The Kitchen Diner, Enhancing The Sense Of Space And Light.

The Kitchen Diner Is A Real Highlight, Fitted With A Range Of Modern Units And Integrated Appliances, Offering Both Practicality And Style. Tri-Fold Doors Lead Out To The Rear Garden, Creating The Perfect Setting For Entertaining And Indoor Outdoor Living.

Upstairs, The Property Offers Three Well Proportioned Bedrooms. The Bathroom Has Been Significantly Upgraded And Enlarged To Accommodate Both A Full Sized Bath And A Separate Walk In Shower, Finished To An Exceptional Standard And Presenting A Truly Luxurious Feel.

Externally, The Home Continues To Impress, With A Block Paved Driveway Providing Ample Off Street Parking, Which Wraps Around To The Rear To Form A Patio Area. The Garage Benefits From A Power Supply And A Convenient Side Access Door.

The Private, Not Directly Overlooked Garden Offers A Peaceful Retreat, Featuring A Timber-Decked Seating Area, Panelled Fencing, As Well As A Hot & Cold Water Tap And Power Outlets.

The Loft Has Been Enhanced With A New Hatch And Pull Down Timber Ladders, And Is Fully Boarded, Offering Excellent Additional Storage.

This Home Has Been Comprehensively Upgraded, Including A Full Re Wire With Certification, A Brand New Heating System And Boiler, New Windows And Doors, Rebuilt Ceilings, And All New Flooring And Carpets. The Current Owners Have Meticulously Documented The Entire Refurbishment, Providing Reassurance And Transparency For Prospective Buyers.

**Location**

A Range Of Local Amenities. The Property Is Within Walking Distance To Well Regarded Primary And Secondary Schools, Making It Ideal For Families. A Selection Of Local Pubs, Shops, And Everyday Conveniences Are Also Easily Accessible On Foot.

For Commuters, The Location Benefits From Excellent Road Links, With Quick Access To The A19 And A66, Providing Straightforward Routes To Stockton, Middlesbrough, And Surrounding Areas. Public Transport Options Are Also Readily Available, Enhancing Connectivity Further.

**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.

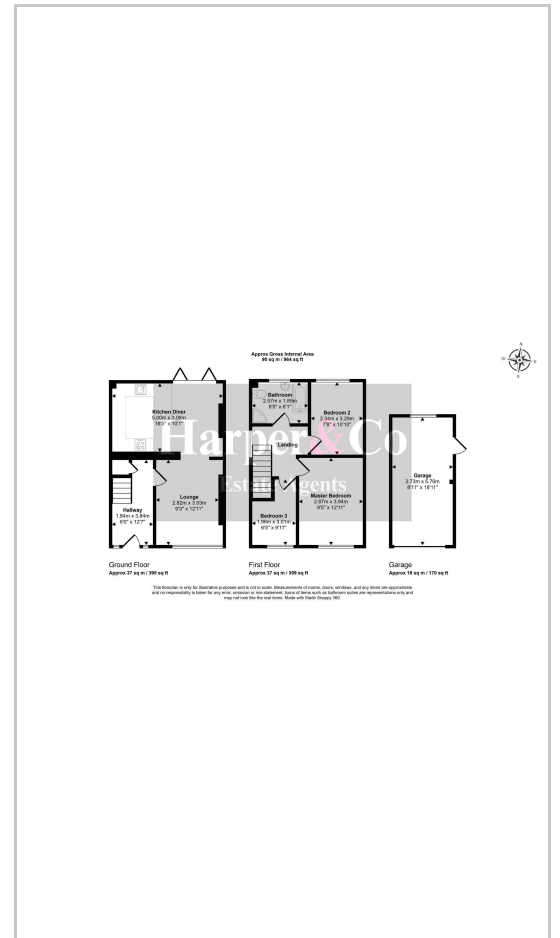
**Money Laundering Notice**

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

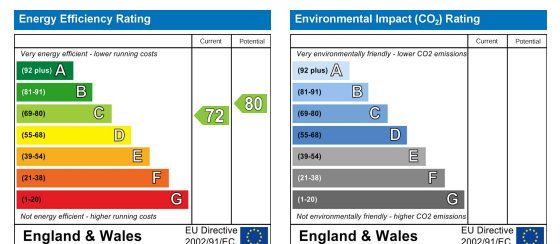
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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