

# Harper & Co

Estate Agents Ltd

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## Wharfdale Avenue

, Billingham, TS23 1NS

Immaculately Presented Three Bedroom Family Home | Corner Plot | Potential To Extend STPP

Offered For Sale With The Advantage Of No Onward Chain And Vacant Possession, This Beautifully Presented Three Bedroom Family Home Has Been Upgraded Throughout And Is Ready To Move Straight Into.

**£160,000**

# Wharfdale Avenue

, Billingham, TS23 1NS



- Immaculately Presented Three Bedroom Family Home
- Stylish Lounge With Bay Window, Media Wall And LED Lighting
- Spacious Family Bathroom And Bright First Floor Landing
- Driveway Providing Off Road Parking For Multiple Vehicles
- Offered For Sale With No Onward Chain And Vacant Possession
- Open Plan Kitchen/Diner With French Doors To Rear Garden
- Generous Corner Plot With Potential To Extend STPP
- Recently Upgraded Throughout And Ready To Move Into
- Three Well Appointed Bedrooms Including Media Feature Wall To Master
- Private Rear Garden With Patio, Decking And Lawn Areas

## Full Description

## Location

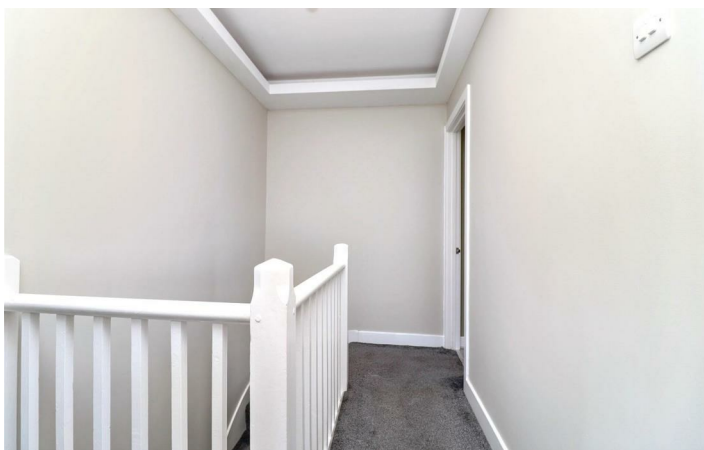
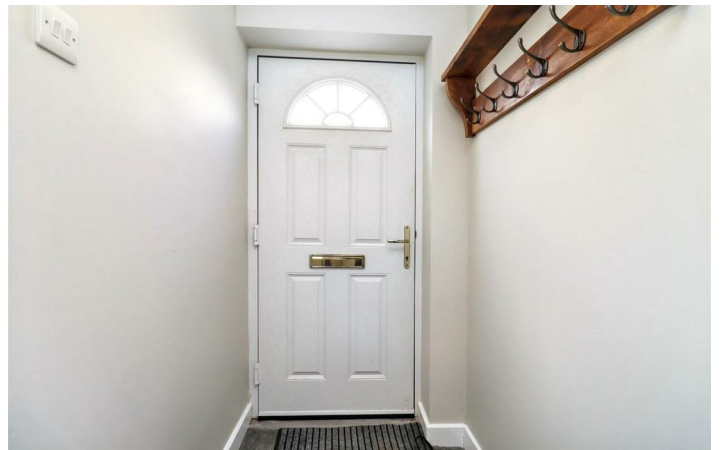
## Note

## Disclaimer

## Money Laundering Notice

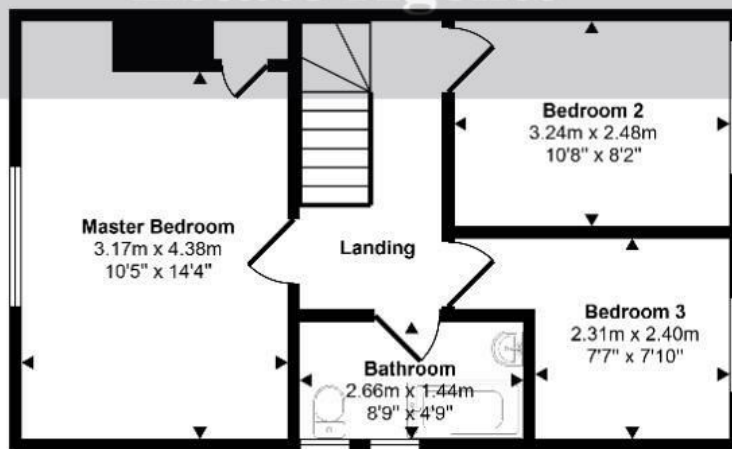
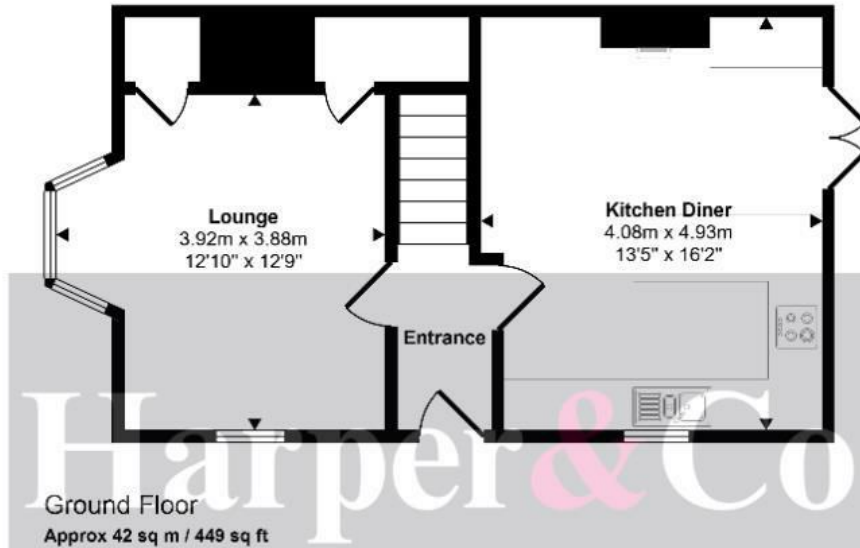


## Directions



# Floor Plan

Approx Gross Internal Area  
84 sq m / 903 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	