



This three-bedroom home, ideally located in Billingham, has come to the market and represents an excellent opportunity for a first-time buyer looking to step onto the property ladder or for a growing family seeking additional living space.

The property has been thoughtfully extended, creating a spacious and versatile layout. To the ground floor, there are three reception rooms, offering flexible accommodation that could be used as a formal lounge, dining room, family room, playroom, or even a home office — ideal for modern living. The kitchen is well-positioned and provides convenient side access leading directly to the rear garden, making it practical for both everyday use and entertaining.

Upstairs, the home comprises three bedrooms. Bedroom two benefits from fitted wardrobes, providing excellent built-in storage. The family bathroom is fitted with a shower cubicle, offering convenience and functionality.

Externally, the rear garden provides outdoor space suitable for relaxing, gardening, or family activities. With its generous living areas, extended layout, and convenient location close to local amenities, schools, and transport links, this property offers both comfort and practicality.

Early viewing is highly recommended to fully appreciate the space and potential this home has to offer.

**Sherburn Avenue, Billingham, TS23 3PX**

**3 Bed - House - Semi-Detached**

**£140,000**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Freehold**



# Sherburn Avenue, Billingham, TS23 3PX

**Entrance**  
Entrance porch leading into the lounge.

**Lounge**  
Flooring, double glazed window, radiator, storage cupboard and stairs to upper.

**Diner/Reception Room**  
Flooring, open plan with lounge, radiator and double glazed rear doors.

**Kitchen**  
Wall/base units, 1 x double glazed rear window and 1 x side UVPC

**Landing**  
Carpet flooring, loft access and side double glazed window.

**Bedroom**  
1 x front double glazed window, flooring, 1 x radiator and storage.

**Bedroom**  
1 x rear double glazed window, fitted robes and radiator.

**Bedroom**  
1 x front double glazed window and 1 x radiator.

**Bathroom**  
1 x rear double glazed window, shower cubicle, w/c, wash hand basin and radiator..

**External**  
Enclosed rear garden and laid to lawn front garden.



Energy Efficiency Rating		Current	Potential
Vary 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			
		76	79
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

21 Bishop Street, Stockton-on-Tees, TS18 1SY  
01642 607555  
stockton@smith-and-friends.co.uk  
www.smith-and-friends.co.uk

