



Welcome to the market with SMITH & FRIENDS ESTATE AGENTS—an excellent opportunity for first-time buyers or investors alike.

Ideally positioned within walking distance of Billingham Town Centre, this well-presented property offers both convenience and generous living space. Close to local shops, schools, amenities, and transport links, the location is perfectly suited to a range of buyers seeking accessibility and practicality.

One of the standout features of this home is the impressive rear garden. Generous in size and offering excellent outdoor space, it provides the perfect setting for entertaining, relaxing, or future landscaping potential—an increasingly sought-after benefit for modern buyers.

Internally, the property comprises a spacious and welcoming lounge, ideal for everyday living, along with a well-proportioned kitchen/diner that offers ample room for dining and family gatherings. To the first floor, there are two generously sized double bedrooms and a family bathroom fitted with both a bath and a separate shower cubicle, offering flexibility for busy households. A fixed staircase leads to a versatile loft room, providing additional space that could be utilised as a home office, hobby room, or occasional bedroom (subject to relevant permissions).

Offering excellent value and strong potential, this property represents a fantastic opportunity to step onto the property ladder or expand an investment portfolio. Early viewing is highly recommended.

**Pentland Avenue, Billingham, TS23 2PG**

**2 Bed - House - Terraced**

**£88,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



# Pentland Avenue, Billingham, TS23 2PG

## Entrance Hall

1 x radiator, front entrance door and stairs to upper.

## Lounge

Flooring, 1 x front double glazed window, coved ceiling, 1 x radiator and storage cupboard.

## Kitchen/Diner

Flooring, rear double glazed window, 1 x UVPC rear door and wall heater.

## Landing

Carpet flooring, coved ceiling and stairs to loft.

## Bathroom

1 x rear double glazed window, shower cubicle, bath, w/c, wash hand basin and flooring.

## Bedroom

1 x front double glazed window, fitted robes, carpet and 1 x radiator.

## Bedroom

1 x rear double glazed window, 1 x radiator, carpet flooring and coved ceiling.

## Loft Room

Fixed staircase, carpet flooring and double glazed sky rear window.



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.

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		57	69
EU Directive 2002/91/EC			

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