



This property offers an excellent opportunity for first-time buyers or investors seeking a property with scope to personalise. Entered via a double-glazed front door, the spacious entrance hall opens into the lounge. The kitchen sits at the rear of the property and leads into a practical rear lobby, providing access to a guest WC and the garden.

Upstairs, there are three bedrooms—two generous doubles and single—alongside a family bathroom with WC.

Outside, the front of the property features a flagstone and concrete driveway, while gated side access leads to a sizeable rear garden. This outdoor space combines a flagstone patio with a lawned area and mature planting, offering plenty of potential for landscaping or entertaining. A brick-built garage adds valuable storage.

Additional benefits include double glazing, gas central heating via a combi boiler, and the convenience of no forward chain.

**Windermere Avenue, Billingham, TS23 1JL**

**3 Bed - House - End Terrace**

**Offers In Excess Of £90,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



# Windermere Avenue, Billingham, TS23 1JL

## Entrance Hall

Double glazed door to front, double glazed window to side, stairs to first floor, under stairs storage, radiator, door to lounge

## Lounge

16'6 x 11'10 (5.03m x 3.61m)

Double glazed bay window to front, electric fireplace, built-in storage cupboard, radiator, door to kitchen

## Kitchen

11;8 x 8;11 (3.35m;2.44m x 2.47.19m)

Fitted kitchen, range of wall and base units working surfaces, stainless steel one & a half sink with drainer and mixer tap, built-in electric oven with gas hob, plumbing for washing machine, radiator, tiled flooring, double glazed window to rear, door to rear lobby

## Bedroom

13;3 x 9'11 (3.96m;0.91m x 3.02m)

Double glazed window to front, radiator, built-in storage cupboard

## Bedroom

11'11 x 11'6 (3.63m x 3.51m)

Double glazed window to rear, radiator, built-in storage cupboard

## Bedroom

8'11 x 6'6 (2.72m x 1.98m)

Double glazed window to front, radiator

## Bathroom

Panel bath, low level WC, pedestal wash hand basin, partially tiled walls, vinyl floor, double glazed window to rear, radiator

## External

Garage, front and rear gardens.

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.

