



This beautifully presented home would make the perfect purchase for a first time buyer as no updates are required. The property is to a high standard throughout and has so much to offer. Comprising on a spacious lounge, kitchen and cloakroom on the ground floor. The upper level offers generous bedrooms and a modern bathroom with dual shower aspect. External: Well maintained rear garden, laid to lawn, seating area, two storage/outhouses and parking to the front of the property. Location: Situated in a popular area of Billingham, Neasham Avenue is close to shops, local amenities and schools. Please call Smith & Friends to arrange a viewing on 01642 607555.

Neasham Avenue, Billingham, TS23 3QY

3 Bedroom - House - End Terrace

£125,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: A

ENTRANCE PORCH

uPVC double glazed side entrance door, double glazed window to front aspect, laminate flooring.

ENTRANCE HALLWAY

'Wood' effect laminate flooring, radiator, double glazed window to rear aspect, uPVC double glazed door to garden, stairs to upper level, storage cupboard,

CLOAKROOM

Double glazed window to rear aspect, vanity wash hand basin, WC, laminate flooring.

LOUNGE

Double glazed bay window to front aspect, laminate flooring, double length radiator.

KITCHEN

Double glazed window to rear aspect, laminate flooring, oven, gas hob, extractor fan, one and a half stainless steel sink and drainer.

LANDING

Carpet flooring, loft access.

BEDROOM ONE

Double glazed window to front aspect, carpet, radiator.

BEDROOM TWO

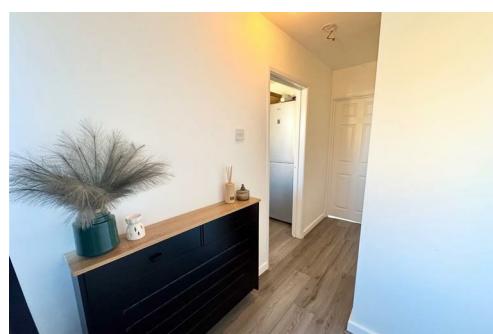
Double glazed window to front aspect, carpet, radiator, built-in cupboard.

BEDROOM THREE

Double glazed window to rear aspect, carpet, double storage cupboards, radiator.

BATHROOM

Double glazed window to rear aspect, bath, dual shower, vanity wash hand basin, WC, heated towel rail.



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Ground Floor

Approximate total area⁽¹⁾

833 ft²

77.5 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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. We can recommend financial services, surveying and conveyancing 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		85
(81-81) B		
(69-80) C	69	
(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		

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