



This spacious three-bedroom home has entered the market offering an impressive amount of additional living space. Situated in a highly sought-after area of Billingham, it benefits from close proximity to well-regarded schools, local amenities, and the picturesque village of Wolviston.

The ground floor features an inviting entrance hallway with contemporary panelling, a bright and airy lounge positioned at the front of the property, and a modern, generously sized kitchen complete with a breakfast bar. There is also a versatile additional room suitable for multiple uses, along with a double bedroom currently utilised on the ground floor by the vendor.

Upstairs, the property offers three well-proportioned bedrooms and a stylish modern bathroom.

Externally, the home boasts gardens to the front and rear, as well as a side driveway with access gates providing ample parking.

**Cockfield Avenue, Billingham, TS23 3QA**

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

**£190,000**

**EPC Rating: E**

**Council Tax Band: B**

**Tenure: Freehold**





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- Hallway  
Front entrance door, radiator and storage.
- Lounge  
1 x front double glazed window, radiator, flooring, fire and surround.
- Ground Floor Bedroom  
Rear double glazed doors and flooring.
- Kitchen  
Fear & front double glazed windows, rear access double doors, breakfast bar and flooring.
- Additional Room  
1 x front & 1 x rear double glazed windows, flooring and rear access double glazed door.
- Landing  
Carpet flooring, loft access and side double glazed window.
- Bedroom  
1 x front double glazed window, radiator and carpet flooring.
- Bedroom  
1 x front double glazed window, carpet flooring and radiator.
- Bedroom  
1 x rear double glazed window, carpet flooring and radiator.
- Bathroom  
Bath, shower, spotlights, w/c, wash hand basin and double glazed windows.
- External  
Ample parking - side driveway with access gates. Front & 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.

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	50	73
EU Directive 2002/91/EC		