



This beautifully presented link-detached bungalow comes to the market with no forward chain and has been fully refurbished internally and externally to an exceptional standard, making it truly ready for immediate occupation.

The accommodation begins with a welcoming entrance porch leading into a central hallway, which provides access to all principal rooms. To the rear of the property is a generous and light-filled lounge, offering a comfortable and relaxing living space with views over the garden. The bungalow also benefits from an elegant, modern fitted kitchen, thoughtfully designed and complete with integrated fridge/freezer and quality finishes throughout.

There are two well-proportioned bedrooms, both located to the front of the property, offering versatile accommodation suitable for a range of needs, whether for sleeping, guest use, or a home office.

Externally, the property continues to impress. The rear garden is of a generous size and features a pleasant seating area, ideal for outdoor dining and entertaining. There are two useful outbuildings, both fitted with double-glazed windows, power, and lighting, providing excellent storage or potential for workshop or hobby use.

To the front of the property is a garage and a block-paved driveway, offering ample off-road parking. Additional benefits include double glazing throughout and the installation of a new energy-efficient ECO heat source pump, enhancing comfort while keeping running costs low.

Overall, this is a superbly refurbished bungalow offering modern, low-maintenance living in a move-in-ready condition, and early viewing is highly recommended.

**Wingate Avenue, Billingham, TS23 3PP**

**2 Bed - Bungalow - Link Detached**

**Offers In Excess Of £180,000**

**EPC Rating: E**

**Council Tax Band: C**

**Tenure: Freehold**



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**Wingate Avenue, Billingham, TS23 3PP**



**ENTRANCE PORCH**

Carpet, coved ceiling, radiator, wall light.

**LOUNGE**

Carpet, fire and surround, two radiators, wall light, double glazed window to rear aspect.

**KITCHEN**

Tiled flooring, spot lights, double glazed window to rear aspect, double glazed door to side aspect, cooker, fridge/freezer.

**BEDROOM ONE**

Double glazed window to front aspect, radiator, carpet.

**BEDROOM TWO**

Double glazed window to front aspect, radiator, carpet.

**BATHROOM**

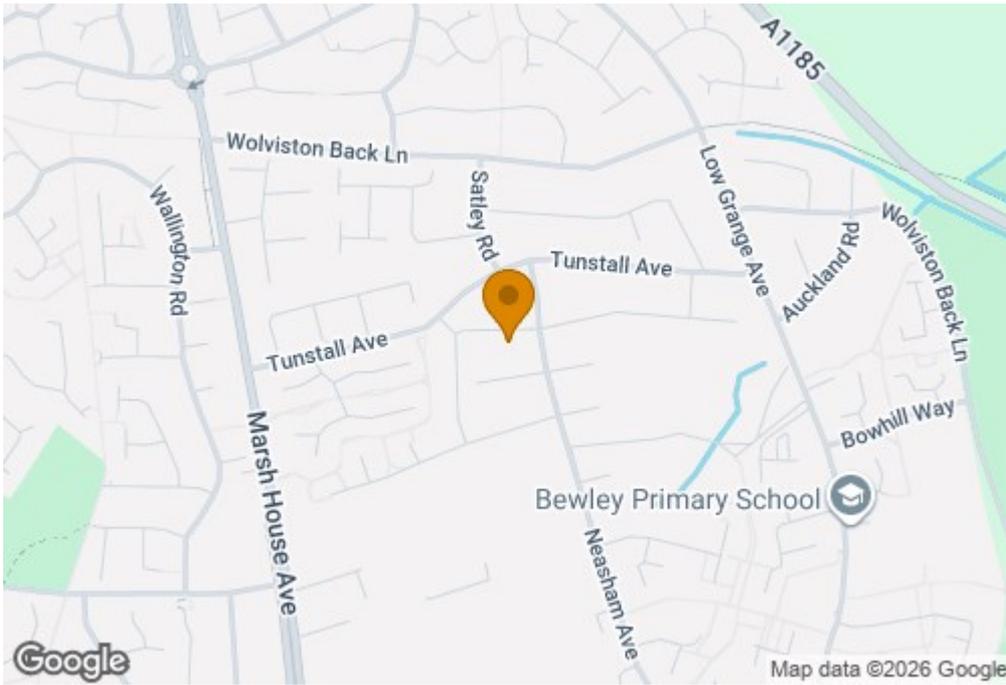
Double glazed window to rear aspect, bath, dual shower, vanity wash hand basin, WC, spot lights.

**OUTSIDE**

Two outhouses with power and lighting.

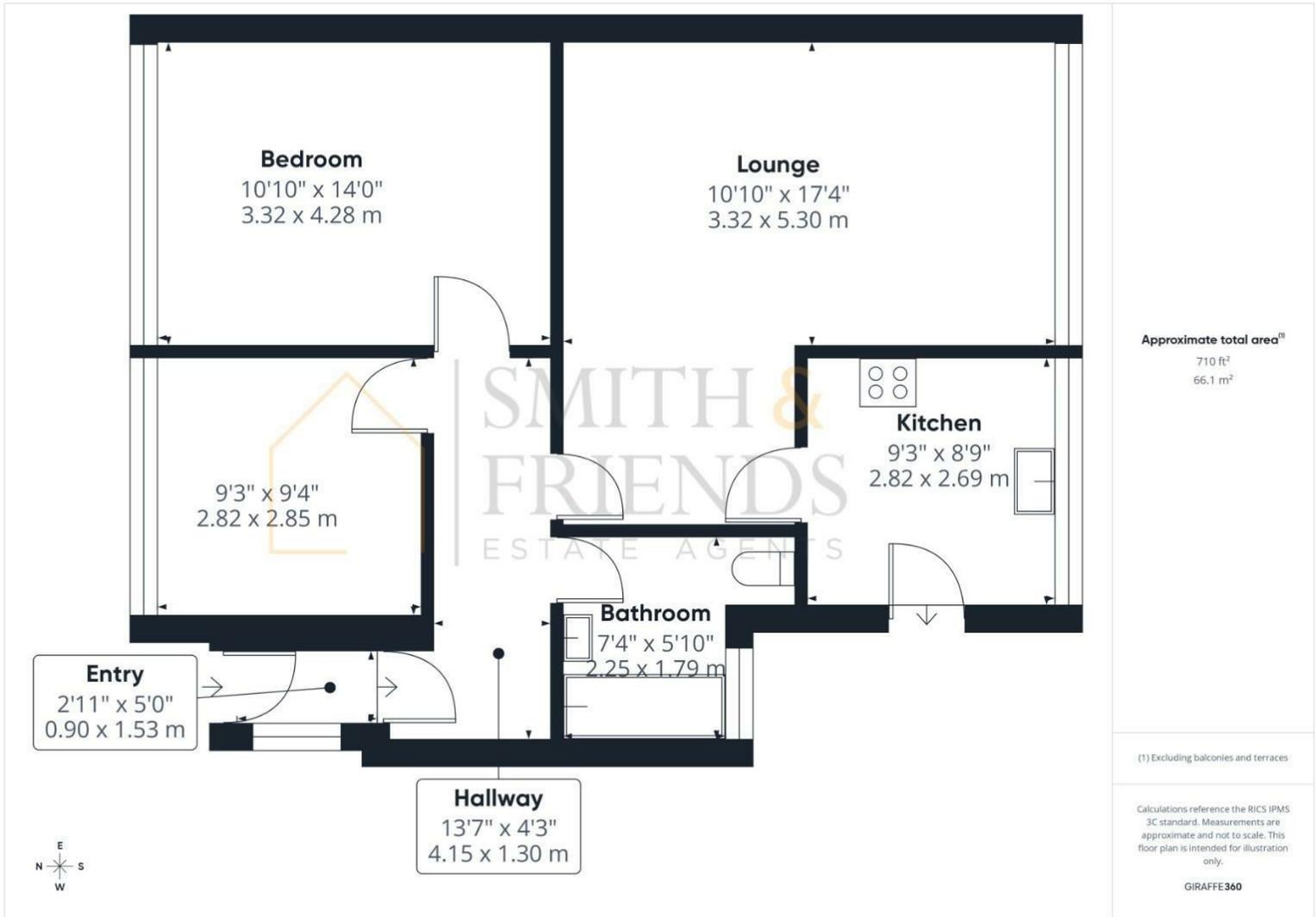


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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