



This well presented extended spacious corner plot located in a popular area of Billingham comes to the market with no forward chain. The property is a three bedroom detached house with a detached garage and side driveway ideal for parking. The modern high specification kitchen is the heart of the house having a breakfast bar and access leading into the dining area. The dining area is light and airy leading out on the rear garden is ideal for entertaining which has access into the living area. Upstairs comprises of three bedrooms and a family bathroom. External: Low maintenance, rear garden with seating area and gated access. Location: Bielby is close to schools, shops and local amenities. Call Smith & Friends to arrange a viewing on this family home.

Bielby Avenue, Billingham, TS23 3YG
3 Bed - House - Detached
£215,000
EPC Rating:
Council Tax Band: C
Tenure: Freehold



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Hallway
Laminate Flooring, 1 x radiator, stairs to upper level and entrance door to the front.

Living Room
1 x bay double glazed front elevation window, coved ceiling, carpet flooring and patio doors leading to dining/reception room

Dining/Reception Room
1 x radiator, 1 x rear double glazed window, 1 x side double glazed doors leading to the rear garden, laminate flooring wood effect, 2 x sky light windows and wall lights

Kitchen
Laminate flooring, 1 x front double glazed window, 1 x rear double glazed rear window, gas hob, oven, extractor fan, part tiled, 1 x radiator, integrated fridge/freezer, cupboard, high gloss white wall/base units and breakfast bar.

Landing
Carpet flooring, 1 x radiator, 1 x rear double glazed window and loft access.

Bedroom
Fitted robes, 1 x front double glazed window, carpet flooring and 1 x radiator.

Bedroom
Carpet flooring, 1 x radiator, fitted robes and 1 x front double glazed window.

Bedroom
Carpet flooring, 1 x radiator and 1 x rear double glazed window

Bathroom
Tiled flooring, bath, shower, w/c, wash hand basin, coved ceiling and extractor fan.

External
Detached garage, side driveway and gated access to rear garden
Corner plot.
Rear garden is partially lawned and patio seating area.



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			
EU Directive 2002/91/EC			

21 Bishop Street, Stockton-on-Tees, TS18 1SY
01642 607555
stockton@smith-and-friends.co.uk
www.smith-and-friends.co.uk



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