



This immaculately presented spacious property comes to the market with no forward chain. A perfect property for a first time buyer/family purchase offering ample space throughout and ready to move straight into. This three bedroom semi comprises of a welcoming entrance hallway, cozy lounge, cloakroom, utility room and kitchen/diner with double doors leading out to the rear garden on the ground floor. The upper level offers three bedrooms and a beautiful family bathroom. External: Rear garden mainly laid to lawn with ample seating area with access to the front of the property/driveway.

Location: Hawthorn Avenue is perfect for access to A19 North & South and close to Billingham Town Centre, shops, schools and local amenities.

**Hawthorn Avenue, Billingham, TS23 1EE**

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

**£165,000**

**EPC Rating:**

**Council Tax Band: B**

**Tenure: Freehold**





# Hawthorn Avenue, Billingham, TS23 1EE

Entrance Hallway  
5'11" x 16'0" (1.821 x 4.892)

Cloakroom  
2'8" x 4'3" (0.817 x 1.296)

Lounge  
11'0" x 14'5" (3.372 x 4.410)

Kitchen/Diner  
10'9" x 14'8" (3.288 x 4.473)

Utility Room  
6'3" x 10'3" (1.916 x 3.127)

Landing  
7'1" x 10'0" (2.180 x 3.055)

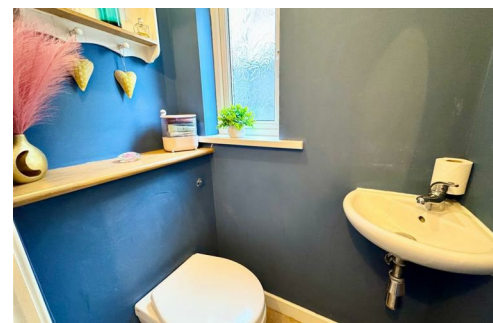
Bedroom One  
10'2" x 13'4" (3.119 x 4.072)

Bedroom Two  
10'2" x 12'8" (3.117 x 3.885)

Bedroom Three  
7'2" x 7'4" (2.189 x 2.239)

Bathroom  
7'0" x 8'5" (2.144 x 2.584)

External



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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