



**Picton Avenue, Billingham TS22 5BP**

**welcome to**

## **Picton Avenue, Billingham**

This beautifully presented, three bedroom, semi-detached family home offers modern fixtures and fittings throughout, complemented by tasteful neutral décor.

### **Entrance Hall**

Double glazed door and window to front, laminate flooring, stairs to first floor, built in understairs storage cupboard, radiator, doors to lounge and kitchen.

### **Lounge**

Double glazed bow window to front with fitted shutter blinds, multi fuel burner with wooden mantle, french doors to dining area, radiator.

### **Dining Room**

Double glazed patio doors to conservatory, laminate flooring, modern radiator, open to kitchen.

### **Kitchen**

Modern fitted kitchen with black gloss wall and base units and roll edge worktops plus matching upstands, 1. 1/2 bowl stainless steel sink and drainer with mixer tap, built in electric double oven and 5 ring gas hob plus extractor over, integrated dish washer, plumbing for washing machine, space for American style fridge freezer, laminate flooring, 2 double glazed windows to rear.

### **Conservatory**

French doors to side, laminate flooring, PVC construction on dwarf wall.

### **First Floor Landing**

Double glazed window to side, loft access with pull down ladder, built in storage cupboard housing Ideal combination boiler.

### **Bedroom 1**

Double glazed window to front, 4 door fitted sliding wardrobes, radiator.

### **Bedroom 2**

Double glazed window to rear, some wall panelling, spotlights, radiator.

### **Bedroom 3**

Double glazed window to front, built in storage cupboard over bulkhead, radiator.

### **Bathroom**

Panel bath with mixer tap and overhead shower plus glass screen, wall hung wash hand basin and mixer tap, low level WC, fully tiled wall and floor, chrome heated towel rail, double glazed window to side and rear.

### **Externally**

#### **Front**

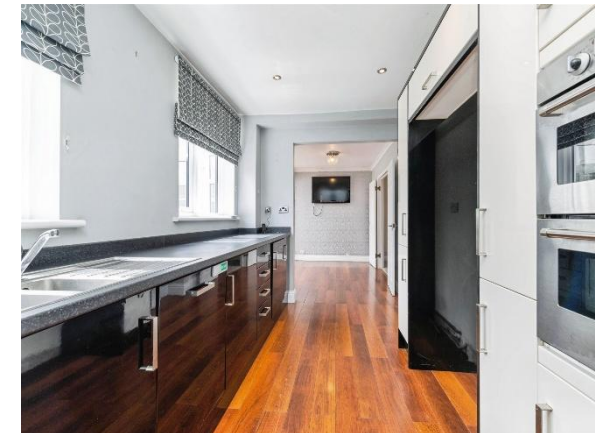
Block paved driveway for 3 cars leading to single garage, gates access into rear garden.

#### **Rear Garden**

Nicely sized, fenced borders, laid to lawn and patio.

#### **Garage**

Up and over door to front, personnel door to side, power, lighting.





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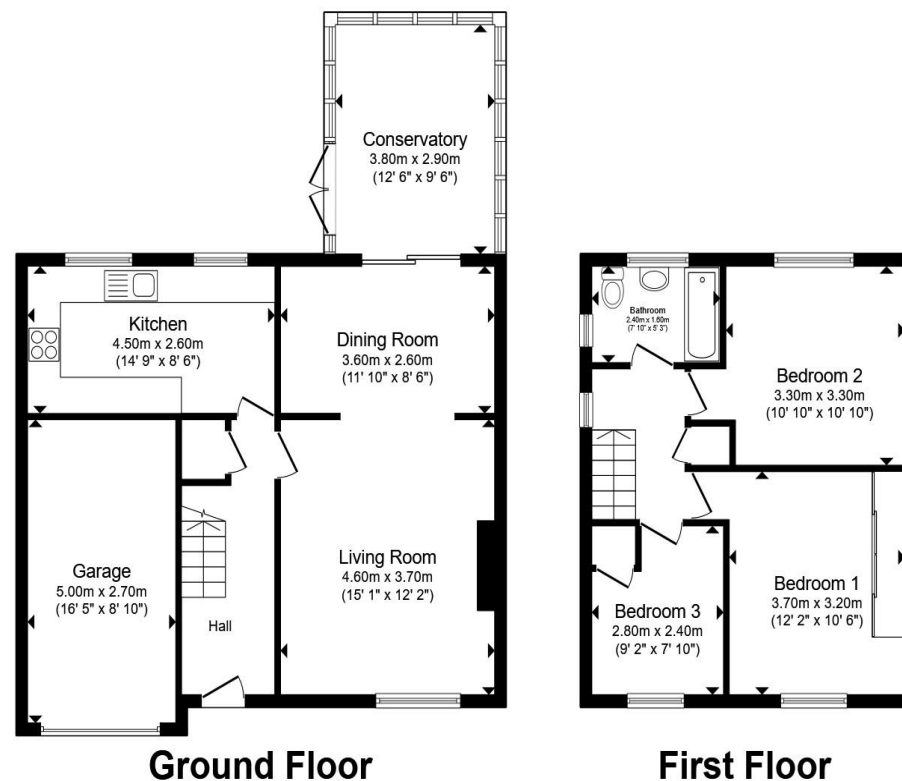
## Picton Avenue, Billingham

- BEAUTIFULLY PRESENTED
- DRIVEWAY
- GARAGE
- MODERN FIXTURES & FITTINGS
- CONSERVATORY

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £190,000



Total floor area 113.7 m<sup>2</sup> (1,223 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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