



87 MARSH HOUSE AVENUE BILLINGHAM, TS23 2HW

£800 PER CALENDAR

AVAILABLE 3RD DECEMBER 2026 Spacious three bedroom, two reception room end terrace house on this popular road close to Billingham Town Centre. Ideal for first time buyers and families this well presented accommodation comprises; entrance hall, lounge, dining room, large kitchen, three first floor bedrooms and bathroom/WC. There are generous sized low maintenance gardens to the front and rear of the property with the enclosed rear garden enjoying a sunny West facing aspect. Energy Rating: C-72. Council Tax Band: A (£1,740.93).

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GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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