



Pentland Avenue
Billingham

£85,000
ENERGY RATING: D-68

We are pleased to offer for sale this two bed mid terraced house on Pentland Avenue. Close to the local schools and town centre shops this property is an ideal opportunity for first time buyers or investors. The spacious living accommodation briefly comprises; Lounge, open plan kitchen/diner and utility to the ground floor with two good size first floor bedrooms and family bathroom. There is a lawn garden to the front with a large South facing garden plus a garage with access from Ochil Terrace. Council Tax Band A. Energy Rating D. Sold with NO CHAIN early viewing is essential!!



- Mid Terraced House • Two Bedrooms • Kitchen/Diner & Utility • Upstairs Bathroom • UPVC Double Glazing

ENTRANCE HALLWAY

LOUNGE

4.51m x 3.55m (14'9" x 11'7")

Front aspect UPVC double glazed window, feature fireplace and a radiator

DINING ROOM

4.50m x 2.45m (14'9" x 8'0")

Open plan to kitchen, radiator.

KITCHEN

2.92m x 2.42m (9'6" x 7'11")

Rear aspect UPVC double glazed window and side aspect UPVC double glazed door to garden. Range of base and wall units with rolled work tops incorporating stainless steel sink and mixer tap. Integrated gas hob with oven below and stainless steel cooker hood over. Space for fridge. Radiator.

UTILITY ROOM

1.75m x 1.58m (5'8" x 5'2")

Rear aspect UPVC double glazed window .Rolled worktop with space below for washer and dryer.

FIRST FLOOR LANDING

Rear aspect UPVC double glazed window

BEDROOM ONE

6.04 x 2.93m at widest (19'9" x 9'7" at widest)

Front aspect UPVC double glazed window and a radiator.

BEDROOM TWO

Rear aspect UPVC double glazed window and a radiator.

BATHROOM

2.65m x 2.17m (8'8" x 7'1")

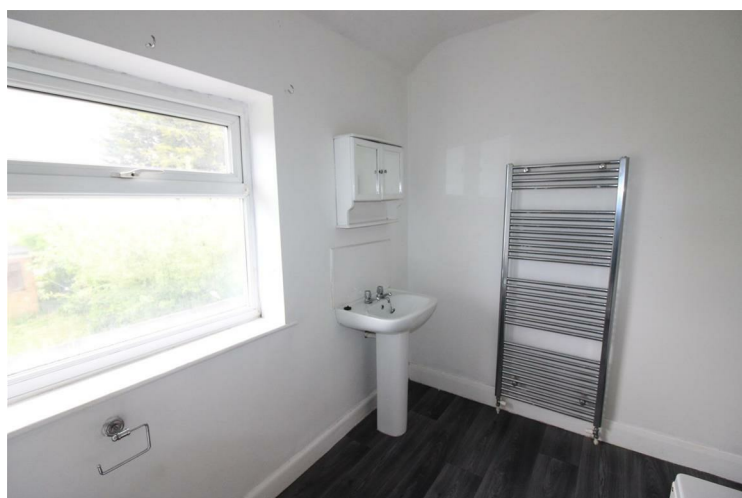
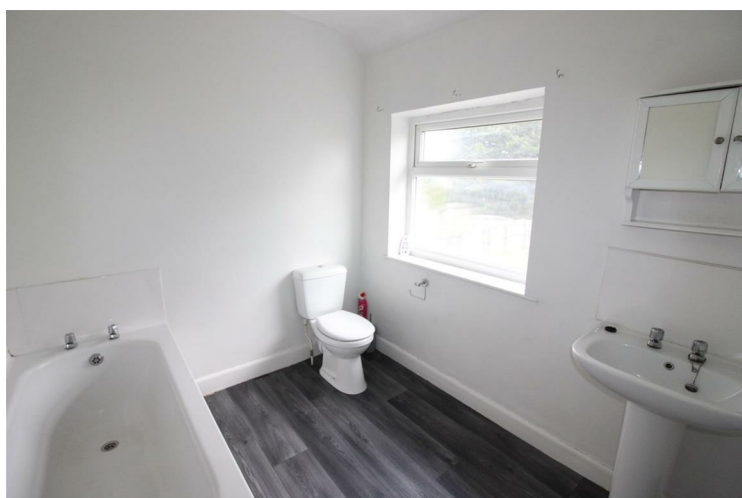
Rear aspect UPVC double glazed window. Modern white suite comprising; panel enclosed bath, pedestal wash basin and low level WC. Chrome heated towel rail.

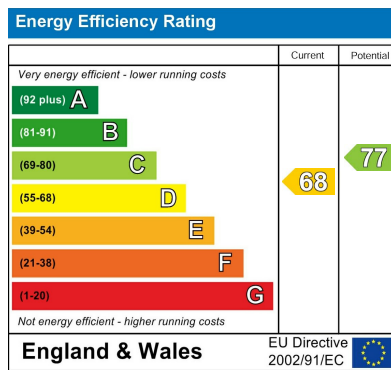
EXTERNALLY

There is a lawn garden to the front with alleyway access to the rear. A good size South facing garden to the rear is mainly lawn with a brick garage and driveway accessed from Ochil Terrace.



- Gas Combi Central Heating • Large Rear Garden with Garage • Council Tax Band A
£1740.93pa • Energy Rating D • NO ONWARD CHAIN





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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