



Pentland Avenue, Billingham, TS23

£725 pcm

Three Bedroom Terraced House | Kitchen Diner | Integrated Oven & Hob | Family Bathroom | Spacious Master Bedroom | Front & Rear External Gardens

Three Bedroom Mid Terraced House | Modern Fitted Kitchen With Integrated Oven & Hob | Spacious Throughout | Outhouse Located to The Rear | Enclosed Front and Rear Gardens |

0191 491 0344

help@nguhomes.co.uk

NGUHOMES
MAXIMISING PROPERTY WEALTH

Welcome to Pentland Avenue. This property is a spacious three-bedroom, one-bathroom terrace house on Pentland Avenue, Stockton, TS23. Keep reading to find out what makes this family home unique!

Modern Kitchen Diner:

The separate kitchen diner provides a spacious area for cooking and entertaining. The room is well equipped with ample cabinetry space, an integrated electric oven, and hob, and can comfortably fit a dining table and chairs.

Large Front and Rear Gardens:

Enjoy the privacy and convenience of your own low maintenance, enclosed gardens. With some TLC these large spaces could become the perfect suntrap or pot garden to enjoy the outdoors.

Prime Location in Billingham Town Centre:

This property is located in Billingham, situated approximately 7 miles from Middlesbrough and 4.5 miles from Stockton-on-Tees. The property is within walking distance of the town centre and its shops, Billingham Forum Leisure Centre, and excellent Transport links such as Billingham train station.

As you enter the property, you are welcomed by a small entranceway with the stairs. To your right you enter the living room with modern feature wall and windows to both the front and rear of the room, providing plenty of natural light. To the left of the entrance hallway, you can access the separate kitchen diner. The kitchen is move-in ready, providing an integrated oven, hob, and extractor hood, under counter space for a washing machine, and also space for a free-standing fridge freezer. The tiled splash backs and fully tiled floor make the room easily maintainable.

The family bathroom can be accessed via the kitchen, following suite with easily maintainable cladded walls and ceilings and tiled flooring. The bathroom has a three piece white bathroom set, with a bath and over head electric shower, with shower curtain.

To the rear of the kitchen, there is a small corridor leading to a large storage cupboard/outhouse and an external door leading to the large rear garden.

Upstairs there are three bedrooms, one spacious double bedroom with built-in cupboard space, and two single bedroom/home office rooms, with the larger of the two also offering built-in cupboard space.

Externally you have a partially enclosed garden to the front of the property as well as a very large enclosed garden to the rear of the house. There is on-street parking to the front.

This house is located in Billingham near many local amenities such as schools, shops, takeaways.

Basis: Unfurnished + Integrated oven, hob + Extractor hood.

Early viewing is highly recommended.

Council Tax Band: A (Stockton Council)

Deposit: £725

Holding Deposit: £167.30

Parking options: On Street

Garden details: Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains



Water supply: Mains
Sewerage: Mains



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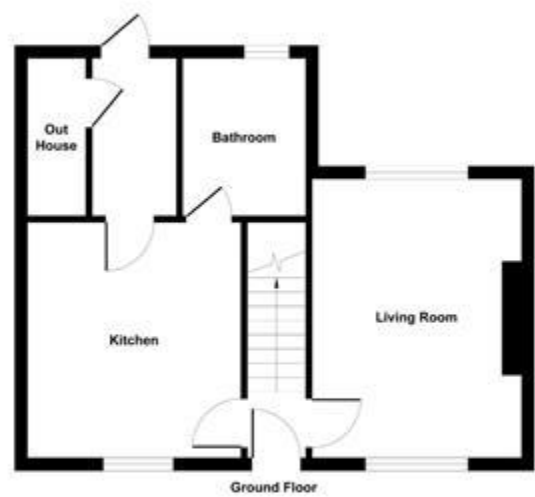


Illustration for identification purposes only. Measurements are approximate, not to scale.
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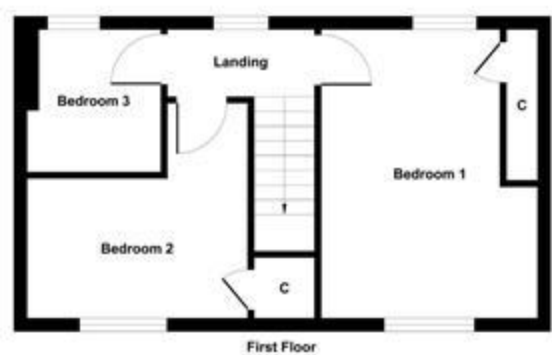
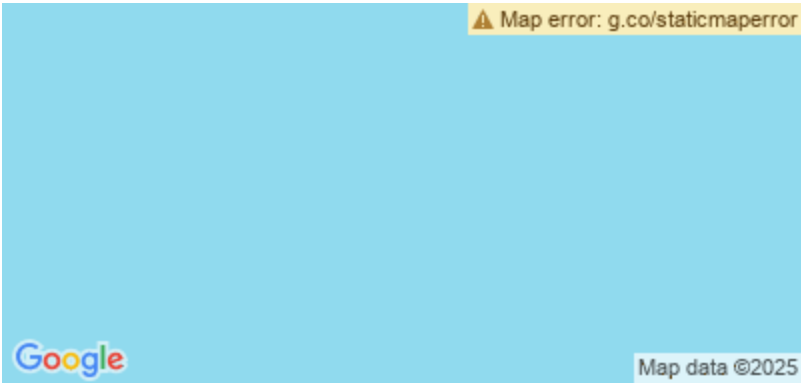


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.