



Wallington Road  
Billingham

£165,000  
ENERGY RATING: D-62

An immaculately presented three-bedroom semi-detached located on the popular Wallington Road in the High Grange area of Billingham giving easy access to local amenities, schools and transportation links. This family home boasts a spacious 22ft. lounge/diner and conservatory, extended kitchen, three bedrooms with built-in wardrobes & cupboards and a modern bathroom. There are low maintenance gardens to relax in and a block paved driveway and garage providing parking. Energy Rating: D-62. Council Tax Band: B (£1,760.13).



- Three Bedroom Semi-Detached • Large 22ft. Lounge/Diner • Extended Kitchen • Conservatory Overlooking Garden

## Entrance Porch

Side aspect composite entrance door with front & side aspect UPVC double glazed windows, a tiled floor and a UPVC door leading to:

## Hallway

Staircase to first floor, understair cupboard, storage cupboard, laminate flooring and a radiator.

## Lounge/Diner

6.93m (max.) x 3.73m (max.) (22'9 (max.) x 12'3 (max.))

Front aspect UPVC double glazed bow window, feature fire surround marble hearth & wall mounted electric fire, laminate flooring, two radiators and UPVC sliding door leading to:

## Conservatory

3.73m x 3.33m (12'2" x 10'11")

Brick dwarf wall and UPVC construction with side aspect UPVC double glazed French doors opening to the garden, tiled flooring and a radiator.

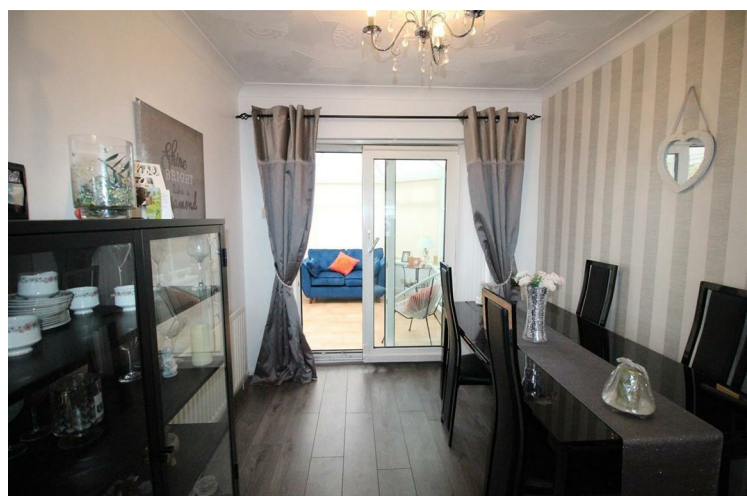
## Kitchen

2.54m x 5.16m (8'3" x 16'11")

Rear aspect UPVC double glazed windows & door leading to the garden. A range of base & wall units with wood effect rolled worksurfaces & tiled splashbacks incorporating a stainless steel sink & mixer tap, electric hob with double oven below & an extractor hood over. Integrated fridge, space & plumbing for a washing machine, laminate washing machine, coving and a radiator.

## First Floor Landing

Side aspect UPVC double glazed window, access to loft and a cupboard housing Worcester combi boiler.



- Private Low Maintenance Rear
- Driveway & Garage
- Energy Rating: D-62
- Council Tax Band: B (£1,760.13)

### Bedroom One

3.78m (into wardrobes) x 3.35m (max.) (12'4" (into wardrobes) x 10'11" (max.))

Front aspect UPVC double glazed window, a range of fitted wardrobes, laminate flooring, coving and a radiators.

### Bedroom Two

3.05m (into wardrobes) x 3.35m (max.) (10'0" (into wardrobes) x 10'11" (max.))

Rear aspect UPVC double glazed window, mirrored sliding wardrobes and a radiator.

### Bedroom Three

2.44m x 2.54m (8'0" x 8'3")

Front aspect UPVC double glazed window, built-in cupboard and a radiator.

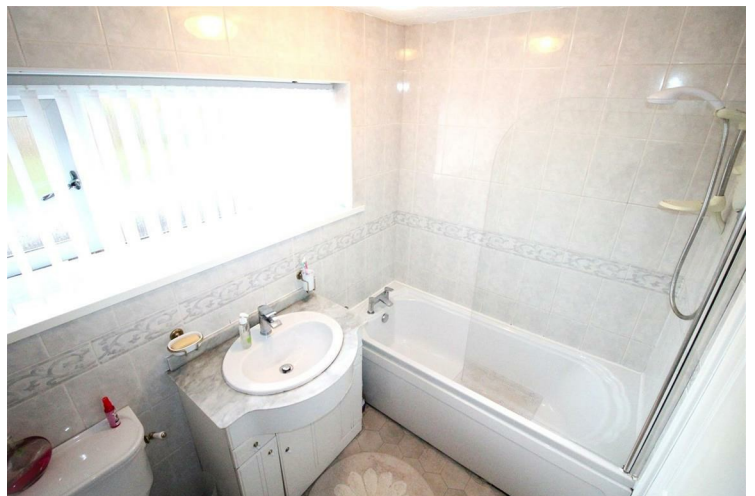
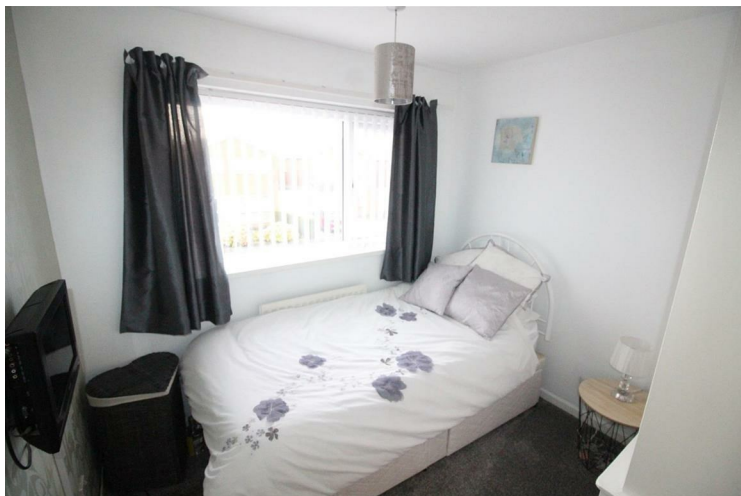
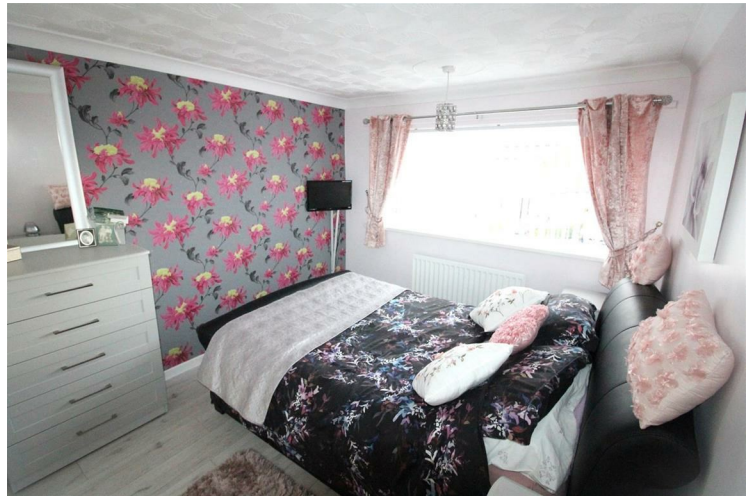
### Bathroom

Rear aspect UPVC double glazed window, white suite comprising; panel enclosed bath with glass screen & electric shower over, vanity unit housing wash basin and a low level WC. Fully tiled walls, extractor fan and a chrome heated towel rail.

### Externally

There is an open lawn to the front of the property with a block paved driveway providing off-street parking and leading to a single garage with up & over door, power & lighting. To the rear is an enclosed fully paved, low maintenance garden with garden shed, outside tap and a gate providing access to the walkway at the rear.







## Additional Information

**Local Authority** - Stockton-on-Tees  
**Council Tax** - Band B  
**Viewings** - By Appointment Only

**Floor Area** - 870.00 sq ft  
**Tenure** - Freehold



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(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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