



Carlton Avenue
Billingham

£220,000
ENERGY RATING: D-65

A spacious three bedroom semi-detached bungalow in this popular and quiet location overlooking a large green. The accommodation comprises; entrance hall, lounge and separate dining room both overlooking the green, kitchen, shower room/WC and three bedrooms to the rear. There is a walled garden to the front of the property, a block paved driveway to the side leading to a detached garage and an enclosed mostly lawned garden to the rear. Offered with vacant possession. Energy Rating: D-65. Council Tax Band: C (£2,011.60).



- Large Semi-Detached Bungalow • Three Bedrooms • Lounge & Separate Dining Room • Block Paved Drive & Detached Garage

Entrance Hall

Wooden entrance door with feature light and double glazed side panel, meter cupboard, coving, two radiators and access to very large, boarded loft space via pull-down ladder.

Lounge

4.27m x 4.27m (14'0" x 14'0")

Front aspect double glazed window overlooking the green. Feature fireplace with wooden surround, tiled hearth & a gas living flame fire, coving, wall lights, radiator.

Dining Room

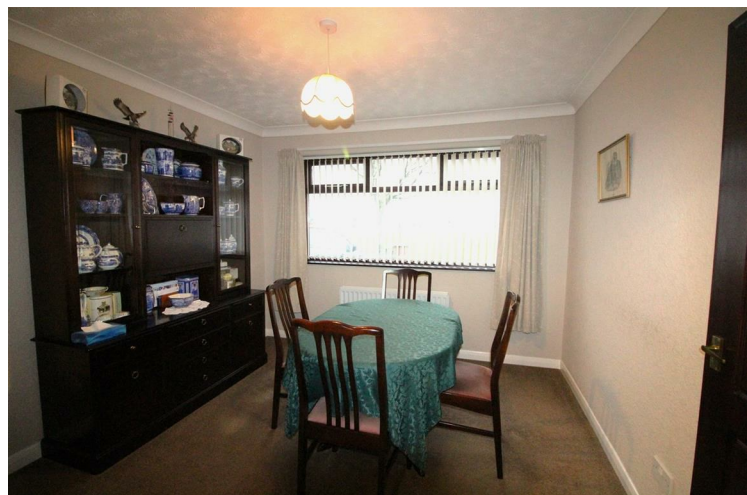
3.19m x 3.32m (10'5" x 10'10")

Front aspect double glazed window, coving, radiator and an archway to:

Kitchen

2.03m x 3.19m (6'7" x 10'5")

Side aspect double glazed window and door. A range of base & wall units with wooden effect worktops and tiled splashbacks incorporating 1½ bowl sink & mixer tap. Freestanding electric cooker, fridge/freezer, washing machine and dishwasher.



- Enclosed Rear Garden • Quiet Location Overlooking Green • Energy Rating: D-65 • Council Tax Band: C (£2,011.60)



Bedroom One

4.21m x 3.01m (13'9" x 9'10")

Rear aspect double glazed window, fitted wardrobes, cupboards & bedside cabinets, built-in cupboard, coving and a radiator.

Bedroom Two

3.27m x 3.19m (10'8" x 10'5")

Rear aspect double glazed window, fitted wardrobes, coving and a radiator.



Bedroom Three

3.23m x 2.67m (10'7" x 8'9")

Rear aspect French doors opening to the garden, coving and a radiator.

Shower room/WC

Two side aspect double glazed windows, wash basin, low level WC, wetroom floor with Mira electric shower, fully tiled walls, extractor fan and a chrome heated towel rail.



Externally

There is a walled garden to the front of the property with a block paved driveway to the side leading to a detached garage (6.19m x 3.39m) with remote controlled door, power & lighting and a side door to the garden. To the rear is an enclosed garden with lawn, patio and raised flowerbeds.

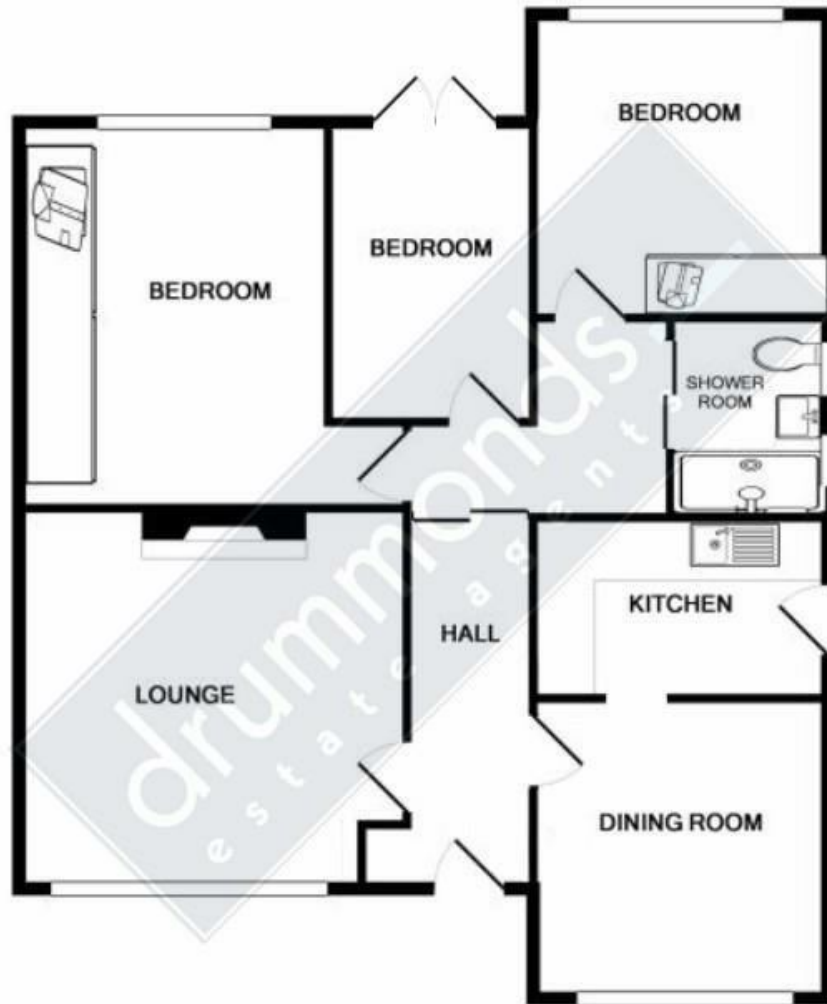




Additional Information

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

Floor Area - 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		65	
(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

Billingham Sales
63 Queensway
Billingham
TS23 2LU

01642530919
info@drummondstates.co.uk
www.drummondstates.co.uk

drummonds
estate agents