



Sidlaw Road
Billingham

£130,000
ENERGY RATING: D-58

**** REDUCED FOR A QUICK SALE**** A two double bedroom, two reception room semi detached bungalow on this popular road, located only a short walk to Billingham town centre and local amenities. The property comprises; entrance porch, lounge, separate dining room, kitchen, two double bedrooms, rear hall and shower room/WC. There is a low maintenance garden to the front, a long block paved driveway to the side leading to a larger than average garage and a generous size, mostly lawn private garden to the rear which is not overlooked and backs onto fields. Energy Rating: D-58. Council Tax Band: B £1,845.91pa. VACANT POSSESSION / NO ONWARD CHAIN!!



- Two Double Bed Semi Detached Bungalow
- Two Reception Rooms
- Generous Size Private Rear Garden
- Block Paved Driveway & Detached Garage

Entrance Porch

Double glazed sliding entrance door, side aspect double glazed windows and a wooden door leading to:

Lounge

4.04 x 4.09 (13'3" x 13'5")

Front aspect double glazed bay window, stone feature fireplace with gas fire, coving, loft access and two radiators.

Bedroom One

3.22 x 3.03 (10'6" x 9'11")

Front aspect double glazed window, fitted wardrobes, cupboards & drawers, and a radiator.

Bedroom Two

3.48m x 3.03m (11'5" x 9'11")

Rear aspect double glazed window, fitted wardrobes, cupboards & drawers, and a radiator.

Dining Room

3.47m x 2.78m (11'4" x 9'1")

Coving to ceiling, radiator, opening to:

Kitchen

2.71 x 3.04 (8'10" x 9'11")

Rear aspect double glazed window, a range of base & wall units with rolled worksurfaces and tiled

splashbacks incorporating 1½ sink & mixer tap, gas hob with oven below and extractor hood over. Space for concealed washing machine & tumble dryer and tiled flooring.

Rear Hall

Side aspect double glazed window & door, tiled floor and a wall mounted boiler.

Shower Room/WC

Side aspect double glazed window, white vanity unit housing wash basin & a low level WC, shower cubicle with thermostatic shower. Fully tiled walls & floor, storage/meter cupboards, spot lights and a heated tower rail.

Externally

There is a low maintenance paved garden to the front of the property with a block paved driveway to the side leading to a detached garage (7.00m x 3.45m) with up & over door, side & rear aspect windows, side aspect door to the garden, power and lighting. To the rear is a large, private garden, mostly lawns and a patio.



• Close to Town Centre & Amenities • Energy Rating: D-58 • Council Tax Band: B £1854.91 • VACANT POSSESSION / NO CHAIN!!





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			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(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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