



Delaval Road  
Billingham

£80,000  
ENERGY RATING: E-51

A three bedroom semi detached house in need of some modernisation but offering spacious living accommodation. Comprising; entrance hall, L-shaped lounge, kitchen, three first floor bedrooms, bathroom and a separate WC. There is a low maintenance paved and gravelled front providing off-street parking and an enclosed garden to the rear. Energy Rating: E-51. Council Tax Band: A (£1,508.70). NO FORWARD CHAIN!!



- Ideal Investment or First Buy • Three Bed Terraced House • Large L-shaped Lounge • Gas Combi Central Heating

## Entrance Hall

UPVC entrance door with leaded feature light, staircase to first floor, understair cupboard.

## L-shaped Lounge

5.66m x 4.32m (at widest) (18'6" x 14'2" (at widest))  
Front & rear aspect UPVC double glazed windows and rear aspect UPVC double glazed French doors. Feature wooden fire surround, laminate flooring and two radiators.

## Kitchen

5.65m x 2.20m (18'6" x 7'2")  
Front & rear aspect UPVC double glazed windows and a rear aspect UPVC double glazed door. A range of base & wall units with rolled worksurfaces and tiled splashbacks incorporating 1½ bowl stainless steel sink & mixer tap and a gas hob with oven below. Space & plumbing for washing machine, laminate flooring, meter cupboard and a radiator.

## First Floor Landing

Cupboard housing combi boiler and access to loft.

## Bedroom One

3.91m x 2.97m (12'9" x 9'8")  
Front aspect UPVC double glazed window, built-in wardrobe and a radiator.

## Bedroom Two

2.95m x 3.12m (9'8" x 10'2")  
Front aspect UPVC double glazed window and a radiator.

## Bedroom Three

2.70m x 2.23m (8'10" x 7'3")  
Rear aspect UPVC double glazed window and a radiator.

## Bathroom

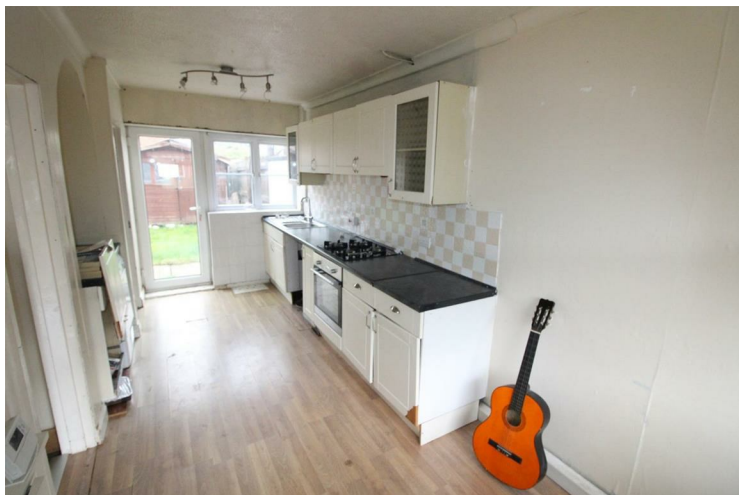
Rear aspect UPVC double glazed window, white suite comprising panel enclosed bath with thermostatic mixer shower over, pedestal wash basin, tiled splashbacks and a radiator.

## Separate WC

Rear aspect UPVC double glazed window and a low level WC.

## Externally


There is a paved driveway to the front of the property with gravelled garden. To the rear is an enclosed garden.



- Off-street Parking & Rear Garden
- Energy Rating: E-51
- Council Tax Band: A (£1,504.52)
- NO FORWARD CHAIN!!





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		75
(69-80) <b>C</b>		
(55-68) <b>D</b>	51	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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