



Gloucester Terrace  
Billingham

£100,000  
ENERGY RATING: C-69

Set at the end of this quiet and popular cul-de-sac in the Cowpen area of Billingham, close to the town centre and local amenities with good transport links. The property is a spacious semi-detached house comprising; hallway, lounge, dining room, kitchen, utility room, three first floor bedrooms and bathroom/WC. There are gardens to the front and rear of the property with a driveway to the side leading to a detached garage, which is in need of repair. The property benefits from a recently fitted combi boiler and UPVC double glazing but does require modernisation. Energy Rating: TBC. Council Tax Band: A (£1,508.70). VACANT POSSESSION!!



- Three Bedroom Semi-detached House • Two Reception Rooms • Recent Ideal Combi Boiler • Popular Quiet Quiet Cul-de-sac

### Entrance Hall

UPVC double glazed entrance door, side aspect UPVC double glazed window, stairs to first floor, understair storage, coving and a radiator.

### Dining Room

3.85m (into bay) x 3.99m (12'7" (into bay) x 13'1")  
Front aspect UPVC double glazed bay window, gas fire, radiator, opening to:

### Lounge

4.25m x 3.38m (13'11" x 11'1")  
Rear aspect double glazed patio doors opening to the garden, gas fire and a radiator.

### Kitchen

3.17m x 2.41m (10'4" x 7'10")  
Side aspect UPVC double glazed window, base units with rolled worksurfaces incorporating 1½ stainless steel sink & mixer tap and a gas hob with an oven below.

### Utility Room

2.71m x 2.26m (8'10" x 7'4")  
Side aspect UPVC double glazed windows and rear & side aspect UPVC double glazed door opening to the garden.  
Ideal Logic combi boiler, Belfast sink and a cloaks/WC.

### First Floor Landing

Side aspect UPVC double glazed window, spindle staircase and access to loft.

### Bedroom One

4.24m x 3.71m (13'10" x 12'2")  
Rear aspect UPVC double glazed window, built-in wardrobes, wash basin, coving and a radiator.

### Bedroom Two

2.85m x 3.71m (9'4" x 12'2")  
Front aspect UPVC double glazed window, built-in wardrobes, picture rail and a radiator.

### Bedroom Three

2.09m x 2.12m (6'10" x 6'11")  
Front aspect UPVC double glazed window.

### Bathroom/WC

Side aspect UPVC double glazed window, panel enclosed bath with mixer shower over, wash basin and a low level WC. Tiled splashbacks and storage cupboard.

### Externally

There is a walled garden to the front of the property with a driveway to the side providing off-street parking. To the rear is a detached brick garage (in need of repairs) and a patio garden with established shrubs & trees.



- Close to Town Centre & Amenities
- Energy Rating: TBC
- Council Tax Band: A (£1508.70)
- VACANT POSSESSION!!





**Ground Floor**



**First Floor**

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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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