



## 5 ESCOMBE ROAD BILLINGHAM, TS23 3SE

£120,000  
FREEHOLD

Welcome to Escombe Road, Billingham - a charming property with 2 reception rooms, 3 bedrooms, and shower room, perfect for a family looking for a new home. This delightful house, built in 1970, offers a warm and inviting atmosphere that is sure to make you feel right at home.

Located in a peaceful neighbourhood, the 2 reception rooms offer ample space for entertaining guests or simply relaxing with your loved ones. The 3 bedrooms are spacious and bright, providing a comfortable retreat at the end of the day.

Contact us today to schedule a viewing.

Energy rating D and Council Tax band B £1845.91pa.

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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>		
(55-68) <b>D</b>	<b>61</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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