

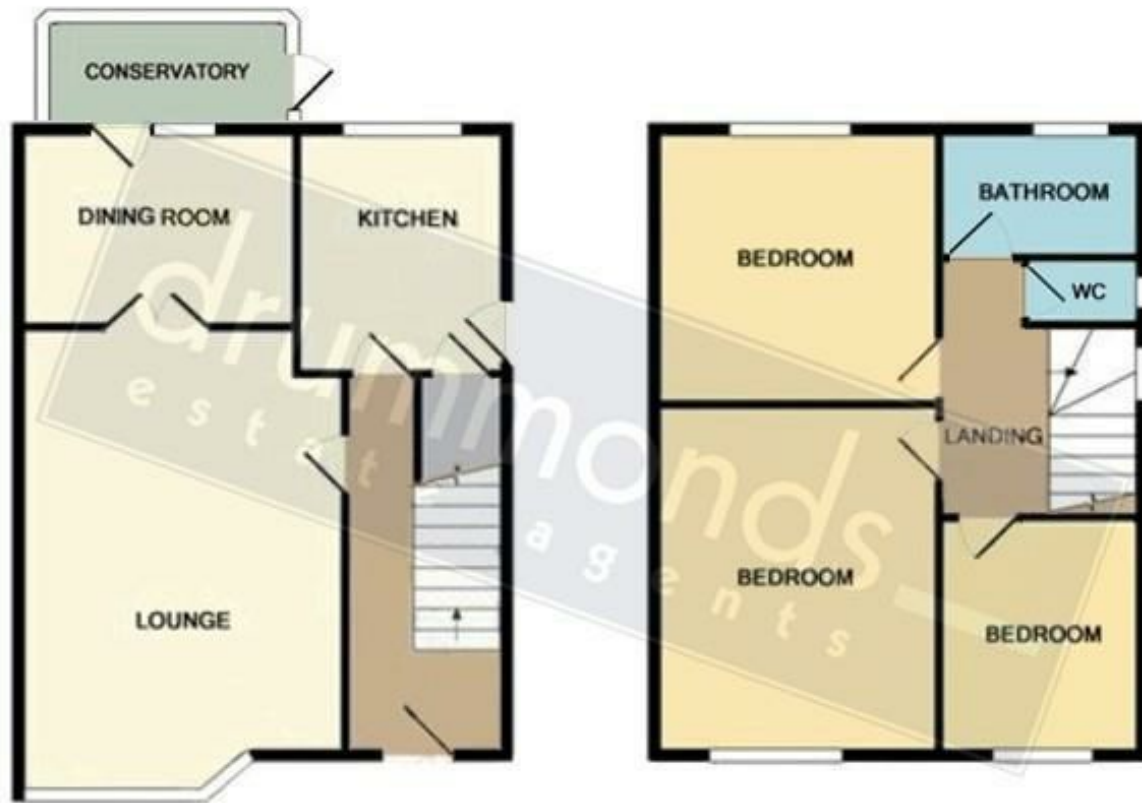


## 91 BELMONT AVENUE BILLINGHAM, TS22 5HG

£165,000  
FREEHOLD

Welcome to Belmont Avenue, Billingham - a charming semi-detached house built in the late 1950s. This delightful property boasts two reception rooms, conservatory and kitchen to the ground floor with three bedrooms, bathroom and separate WC to the first floor. As you step inside, you'll be greeted by a warm and inviting atmosphere, perfect for relaxing with family and friends. The two reception rooms offer ample space for entertaining or simply unwinding after a long day. The house features a lovely south-west facing rear garden, ideal for enjoying sunny afternoons and al-fresco dining, with parking space for two vehicles, to the front. The convenience of gas combi central heating ensures that you'll stay cosy and comfortable throughout the year. Council Tax Band: B (£1845.91). Energy rating: C-69.

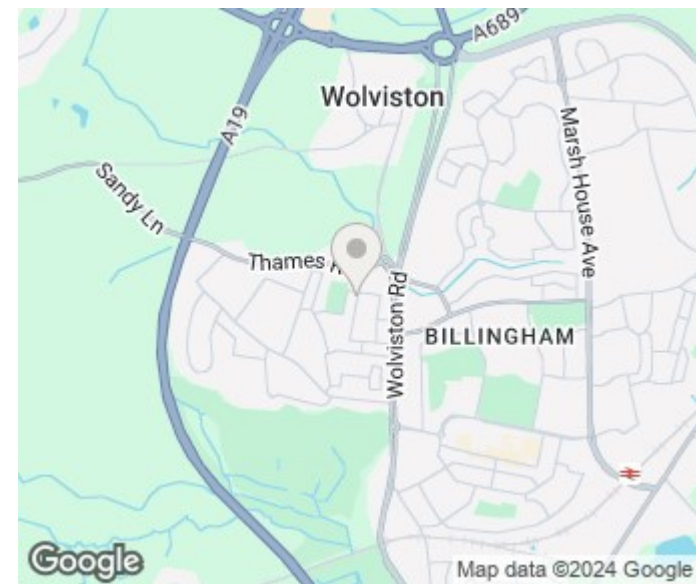
drummonds  
estate agents



**GROUND FLOOR**

**FIRST FLOOR**

Measurements are approximate. May not be to scale. For illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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

Billingham Sales  
63 Queensway  
Billingham  
TS23 2LU

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

**drummonds**  
estate agents