



**Belmont Avenue
Wolviston Court, Billingham**

£160,000
ENERGY RATING: C-69

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.



- Three Bedrooms • Semi Detached House • Block Paved Driveway • South West Facing Rear Garden • Gas Combi Central Heating

ENTRANCE HALLWAY

Front aspect composite door with leaded feature lights and side aspect UPVC double glazed window.

LOUNGE

5.13 x 3.77 (16'9" x 12'4")

Front aspect UPVC double glazed bay window. Feature fireplace with wooden mantle and slate hearth, coving, radiator and double doors to dining room.

DINING ROOM

2.59 x 3.20 (8'5" x 10'5")

UPVC double glazed door and window to conservatory, coving and a radiator.

CONSERVATORY

1.61 x 3.39 (5'3" x 11'1")

Brick dwarf wall & UPVC construction with Side aspect UPVC double glazed doors leading to garden. Electric heater.

KITCHEN

3.53 x 2.34 (11'6" x 7'8")

Rear aspect UPVC double glazed window & side aspect door. A range of base and wall units with rolled work surfaces and matching trim incorporating sink & mixer tap. Electric cooker with glass splashback. Space for washer, fridge/freezer and dryer. Coving and a storage cupboard.

FIRST FLOOR LANDING

Side aspect UPVC double glazed window, spindle staircase, coving and access to boarded loft via pull down ladder.



- UPVC Double Glazing • Energy rating: C-69 • Council Tax Band: B (£1845.91)



BEDROOM ONE

4.06 x 3.27 (13'3" x 10'8")

Front aspect UPVC double glazed window, built in wardrobe and cupboard, coving and a radiator.

BEDROOM TWO

3.14 x 3.22 (10'3" x 10'6")

Rear aspect UPVC double glazed window, fitted sliding wardrobes, coving and a radiator.

BEDROOM THREE

2.81 x 2.32 (9'2" x 7'7")

Front aspect UPVC double glazed window, built in wardrobe /cupboard, coving and a radiator.



BATHROOM

Rear aspect UPVC double glazed window. White suite comprising; panel enclosed bath with Mira electric shower over, pedestal wash basin, part tiled walls and radiator. Airing cupboard housing Ideal combi boiler.

SEPARATE WC

Side aspect UPVC double glazed window, low level WC.



EXTERNALLY

There is a feature brick wall to the front of the property with block paving providing off road parking for two cars. To the side is a covered utility area leading to a brick outhouse and access to a large South West facing rear garden. The garden is part block paved patio and part lawn with well stocked borders and a rockery.

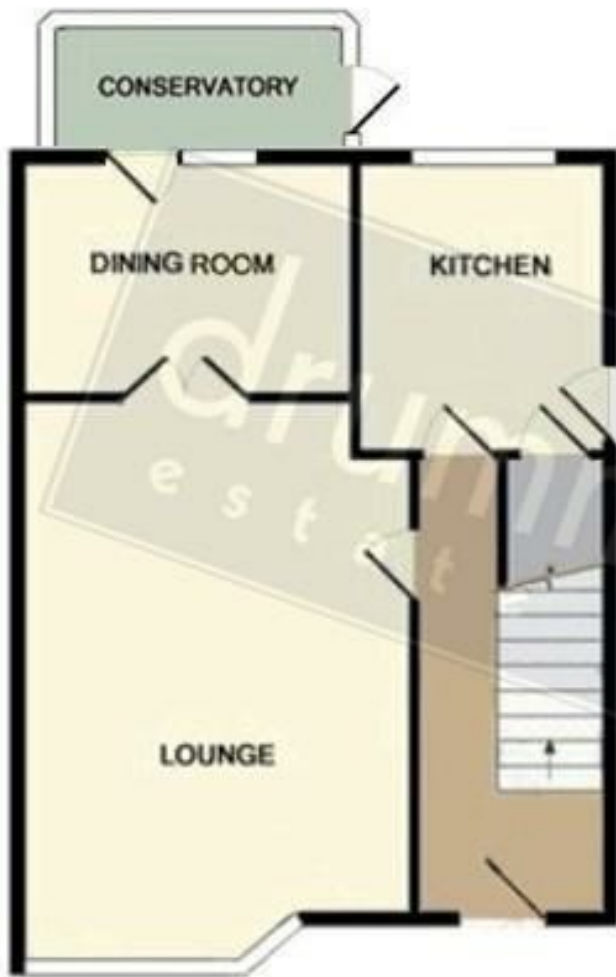




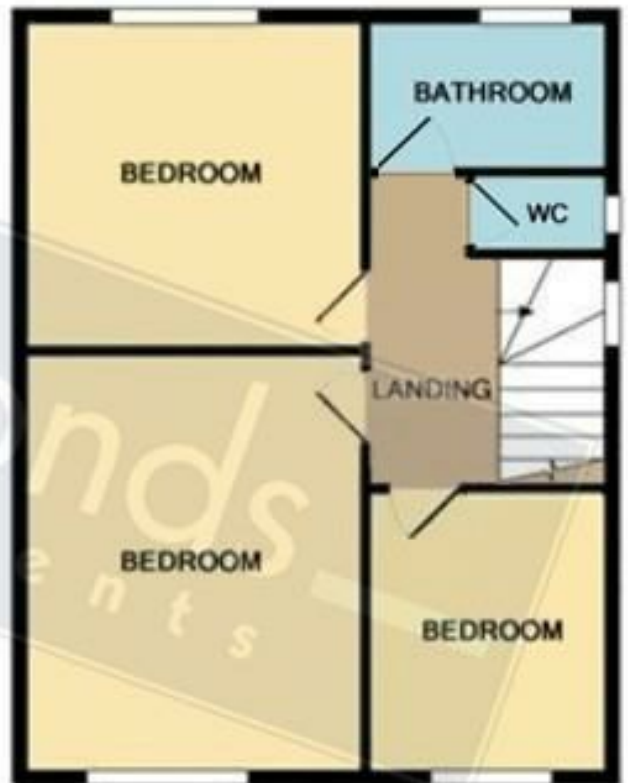
Additional Information

Local Authority - Stockton-on-Tees
Council Tax - Band B
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold



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			
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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