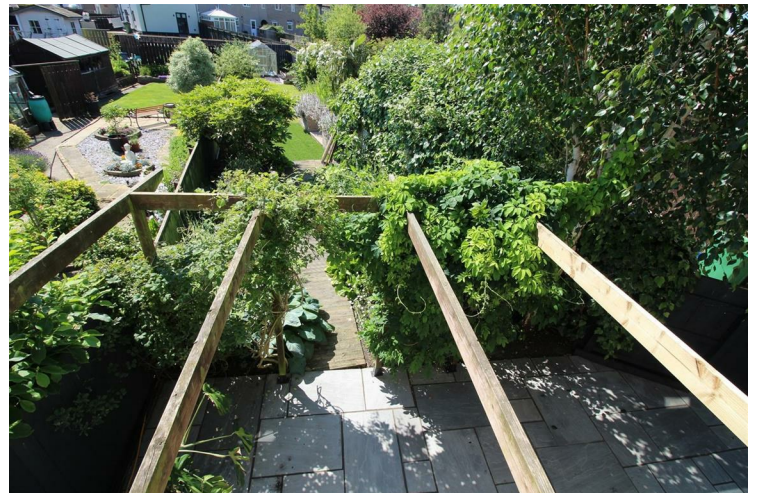




Cumberland Crescent
Billingham

£160,000
ENERGY RATING: TBC

A spacious double fronted semi-detached house on this popular crescent in Old Billingham close to many local amenities and offering easy access to the A19. The generous and practical living accommodation comprises; entrance hall, lounge with French doors to the garden, modern kitchen/diner, cloaks/WC, three first floor bedrooms and a shower room. One of the standout features of this property is stunning landscaped gardens especially the large, West facing rear garden offering a peaceful retreat where you can relax, unwind and entertain. There is gravelled off-street parking and a detached garage. Don't miss the opportunity to make this charming semi-detached house your new home. With its characterful facade, spacious interior, and beautiful gardens, this property is sure to capture your heart.



- Double Fronted Three Bedroom Semi • Excellently Presented Throughout • Lounge & Spacious Kitchen/Diner

Entrance Hall

UPVC entrance door and a staircase to the first floor.

Lounge

5.01m x 3.48m (16'5" x 11'5")

Front aspect UPVC double glazed window and rear aspect UPVC double glazed French doors opening onto the patio. Feature fireplace with wooden surround, marble hearth & an inset gas living flame fire, and a radiator.



Kitchen/Dining Room

4.99m x 3.45m (max.) (16'4" x 11'3" (max.))

Front & rear aspect UPVC double glazed windows. A range of wood effect base & wall units with contrasting wooden effect rolled worksurfaces & upstand incorporating stainless steel sink & mixer tap, induction hob with oven below, a black glass splashback & a stainless steel extractor hood over. Space for fridge/freezer, understair storage/meter cupboard and a radiator.



Rear Hall

UPVC door leading to the garden and space & plumbing for the washing machine.

Cloaks/WC

Side aspect UPVC double glazed window, low level WC and a modern column radiator.

First Floor Landing

Rear aspect UPVC double glazed window, cupboard housing combi boiler and access to loft via a pulldown aluminium ladder.



- Stunning Landscape Gardens • Large West Facing Rear Garden • Gravelled Driveway & Garage • Energy Rating: C-71 • Council Tax Band: A (£1,582.22)



Bedroom One

3.38m x 3.50m (11'1" x 11'5")

Front aspect UPVC double glazed window, built-in wardrobe, feature cast iron fireplace, laminate flooring and a radiator.

Bedroom Two

2.75m x 3.47m (9'0" x 11'4")

Front aspect UPVC double glazed window and a radiator.

Bedroom Three

2.11m x 2.53m (6'11" x 8'3")

Rear aspect UPVC double glazed window and a radiator.



Shower Room/WC

Rear aspect UPVC double glazed window, large walk-in enclosure with thermostatic mixer shower, wooden unit housing contemporary wash basin & matching mirrored cabinet, low level WC, part tiled walls, extractor fan and a chrome heated towel rail.

Externally

There are stunning landscaped gardens to the front and rear of the property with a varied abundance of plants, trees and shrubs. The front and side is gravelled to provide off-street parking with well-stocked mature borders. To the rear is a large, West facing garden, with a private patio and pergola offering shade when needed. There are well planned diverse areas of the garden including borders with numerous plants and shrubs, lawns, a further walled seating area and a greenhouse with raised vegetable plots to the bottom of the garden. To the side is also detached garage (5.42m x 2.75m) with up & over door, power & lighting and a door accessed from the garden.







Additional Information

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

Floor Area - sq ft
Tenure - Freehold



Ground Floor



First Floor

Measurements are approximate. Not to scale. Illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	85
(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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