



Shadforth Drive
Billingham

£160,000
ENERGY RATING: TBC

A charming three bedroom semi-detached house located in this very popular and quiet cul-de-sac located between Neasham Avenue and Tunstall Avenue. The property comprises; entrance hall, spacious lounge, separate dining room, kitchen, utility room, three first floor bedrooms and shower room/WC. There is a gravelled garden and block paved driveway to the front leading to a garage. To the rear is a mature, private rear garden. Offered with the benefit of a recent combi boiler and no forward chain. Energy Rating: C-69. Council Tax Band: C (£2,109.61).



- Three Bedroom Semi-Detached
- Lounge, Separate Diner & Utility Room
- Mature, Private Rear Garden
- Block Paved Drive & Garage

Entrance Hall

UPVC double glazed entrance door with UPVC double glazed side panel, staircase to first floor, understair cupboard and a radiator.

Lounge

4.39m x 4.02m (14'4" x 13'2")

Front aspect UPVC double glazed window, stone feature fireplace with marble mantle & plinths and an electric fire, coving, radiator and opening to:

Dining Room

3.13m x 3.01m (10'3" x 9'10")

Rear aspect double glazed window, coving and a radiator.

Kitchen

3.05m x 2.82m (10'0" x 9'3")

Rear double glazed window, a range of wooden base & wall units with rolled worksurfaces & tiled splashbacks incorporating 1½ bowl stainless steel sink & mixer tap and gas hob with electric oven below.

Utility Room

3.13m x 2.35m (10'3" x 7'8")

Side aspect double glazed window and a rear aspect door leading to the garden. Base & wall units with rolled worksurfaces incorporating a stainless steel sink. Space & plumbing for a washing machine, tiled floor and door leading to the garage.

First Floor Landing

Side aspect double glazed window, storage cupboard housing combi boiler, and access to loft.

Bedroom One

4.19m x 3.45m (13'8" x 11'3")

Front aspect UPVC double glazed window and a radiator.

Bedroom Two

3.33m x 3.45m (10'11" x 11'3")

Rear aspect double glazed window and a radiator.

Bedroom Three

2.63m x 2.47m (8'7" x 8'1")

Front aspect UPVC double glazed window, fitted wardrobe and a radiator.

Shower Room

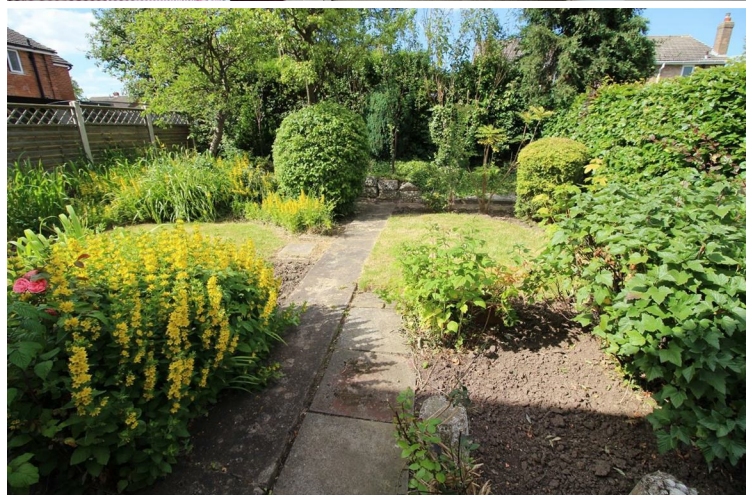
Side & Rear aspect double glazed windows, walk-in enclosure with electric shower, pedestal wash basin, low level WC, tiled splashbacks, extractor fan and a radiator.

Externally

There is a gravelled garden to the front of the property with bushes and shrubs. A block paved driveway provides off-street parking and leads to a garage (4.73m x 2.36m) with up & over door, power and lighting. Side access leads to a private, well established garden with lawns, patio and borders with mature plants, shrubs and trees.



- Very Popular Quiet Cul-de-sac • No Forward Chain!! • Energy Rating: C-69 • Council Tax Band: C (£2,109.61)





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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	83
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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