



Station Road  
Billingham

£184,950  
ENERGY RATING: D-66

Nestled on the charming Station Road in Billingham, this delightful semi-detached house from the 1930s is a true gem waiting to be discovered. Boasting two spacious reception rooms, three cosy bedrooms, and a classic bathroom, this property offers a comfortable and inviting living space. As you step inside, you'll be greeted by the traditional bay frontage that exudes character and charm. The three double bedrooms and two large reception rooms provide ample living space in addition to an impressive kitchen, utility room, shower room and a first floor family bathroom. There are large gardens to the front and rear with the property being well set back from the road. The long driveway and detached garage provide parking for a number of vehicles, ensuring parking is never a hassle. Offered with no forward chain!! Energy Rating: D-66. Council Tax Band: C (£2,109.61).



- Traditional Bay Fronted Semi-Detached
- Three Double Bedrooms
- Two Large Reception Rooms
- Impressive 16ft. Kitchen

## ENTRANCE PORCH

UPVC entrance door, front & side aspect UPVC double glazed windows and a further UPVC door leading to:

## HALLWAY

Side aspect UPVC double glazed window with leaded lights, staircase to first floor, walk-in understair storage cupboard, meter cupboard and a radiator.

## RECEPTION ROOM ONE

4.65m x 3.73m (into bay) (15'3" x 12'2" (into bay))

Front aspect UPVC double glazed bay window with leaded lights, coving, picture rail and a radiator.

## RECEPTION ROOM TWO

4.73m x 3.73m (15'6" x 12'2")

Rear aspect UPVC double glazed French doors opening to the garden, original fitted shelves & storage drawer, coving, picture rail and a radiator.

## KITCHEN

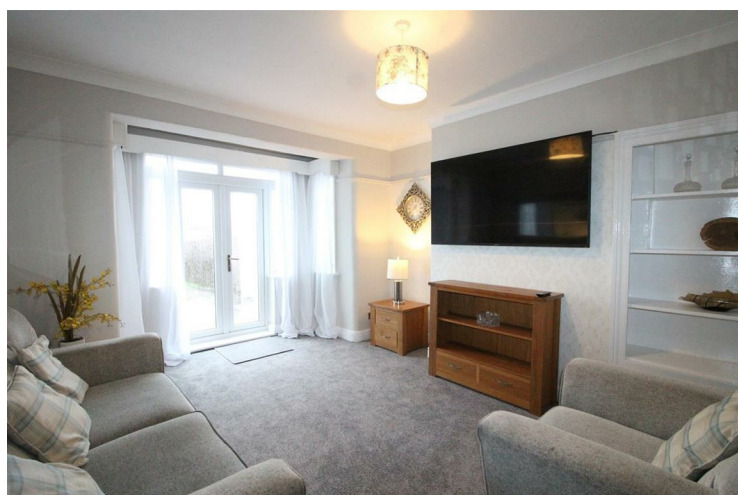
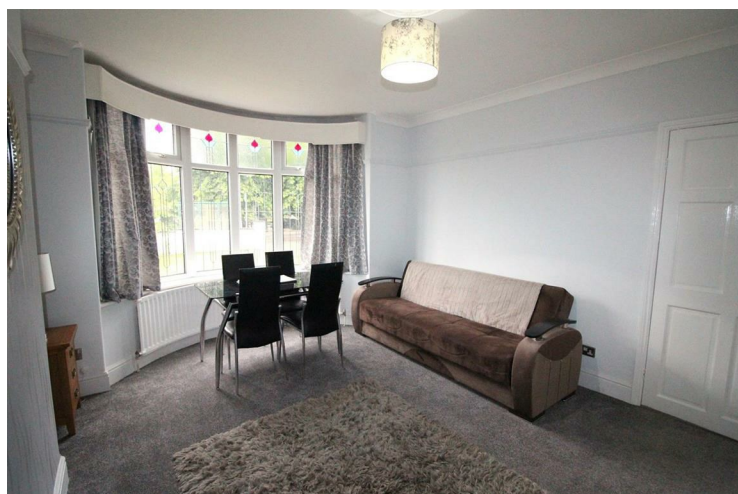
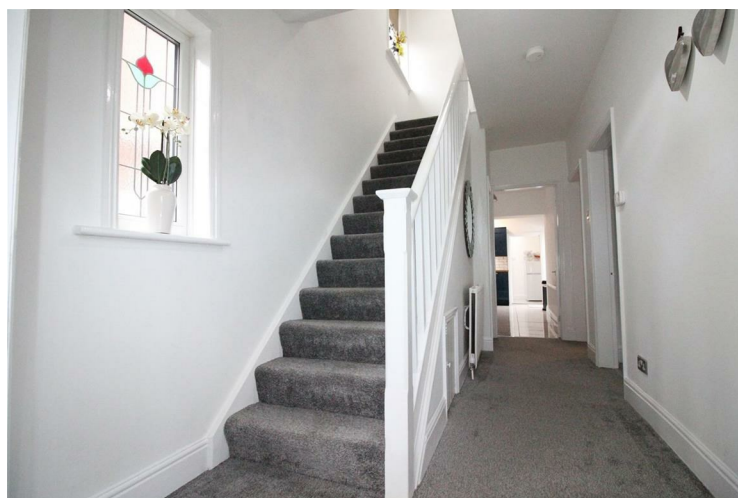
5.10m x 2.28m (at widest) (16'8" x 7'5" (at widest))

Side aspect UPVC double glazed window, side aspect UPVC door to garden and a Velux roof window. A range of base & wall units with solid wood butcher block worksurfaces and tiled splashbacks incorporating a stainless steel sink & mixer tap, gas hob with oven below and an extractor hood over. Tiled floor and a radiator.

## UTILITY ROOM

1.22 x 2.26 (4'0" x 7'4")

Velux roof window, base units with solid wood butcher block work surfaces & tiled splashbacks. Space & plumbing for washing machine, space for fridge/freezer and a tiled floor.



- Utility, Shower Room & Bathroom • Large Gardens, Drive & Detached Garage • Energy Rating: D-66 • Council Tax Band: C (£2,109.61)



### SHOWER ROOM/WC

Rear aspect UPVC double glazed window. Corner wash basin with tiled splashbacks, low level WC, double enclosure with thermostatic mixer shower. Chrome heated towel rail and an extractor fan.

### FIRST FLOOR LANDING

Side aspect UPVC double glazed windows, spindle staircase, access to loft.

### BEDROOM ONE

4.67m x 3.74m (into bay) (15'3" x 12'3" (into bay))

Front aspect UPVC double glazed bay window with leaded lights, picture rail and a radiator.



### BEDROOM TWO

3.80m x 3.26m (12'5" x 10'8")

Rear aspect UPVC double glazed window and a radiator.

### BEDROOM THREE

2.78m x 2.60m (9'1" x 8'6")

Rear aspect UPVC double glazed window and a radiator.

### BATHROOM/WC

Front aspect UPVC double glazed window. White suite comprising: double ended free standing clawfoot bath, pedestal wash basin and low level WC. Part tiled walls, tiled floor, chrome heated towel rail and a storage cupboard.



### EXTERNALLY

The property is well set back from Station Road with a generous sized lawned garden to the front and a long driveway to the side providing off-street parking leading to a detached garage. To the rear is a large enclosed garden, mostly laid to lawn with a patio area.






## Additional Information

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

**Floor Area** - 1085.00 sq ft  
**Tenure** - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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