



Sidlaw Road  
Billingham

£95,000  
ENERGY RATING: D-66

Located on Sidlaw Road a competitively priced, well-appointed sem-detached property with lounge, kitchen-diner and three bedrooms and located on a mature plot with driveway to the front, suited to investors or families. Conveniently situated within walking distance to Billingham Town Centre near schools and shops. This property will be VACANT POSSESSION!!! Energy Rating: D-66. Council Tax Band: A (£1,582.22).





- Three Bedroom Semi-Detached House • Lounge & Spacious Kitchen/Diner • Mature Gardens & Driveway • Close to Town Centre & Amenities

## ENTRANCE

UPVC door with leaded feature lights and UPVC double glazed side panel.

## HALLWAY

Staircase to first floor understair meter cupboard. Laminate flooring.

## LOUNGE

5.18m x 4.07m (max) (16'11" x 13'4" (max))

Front aspect UPVC double glazed window. Feature fireplace with wooden surround, marble hearth and electric fire. Coving and radiator.

## KITCHEN/DINER

5.18m x 3.01m (16'11" x 9'10")

Front, side and rear aspect UPVC double glazed windows. Rear UPVC double glazed door to garden. Arrange of base and wall units with rolled work surfaces & tiled splashbacks incorporating 11/2 bowl stainless steel sink & mixer tap. Gas hob with oven below & stainless steel extractor over. Space for washing machine and fridge. Wall mounted boiler and radiator.

Walk-in storage cupboard with rear window, understair storage cupboard and space for freezer.

## FIRST FLOOR LANDING

Airing, tank and storage cupboards. Access to loft. Radiator.

## BEDROOM ONE

2.97m x 4.08m (9'8" x 13'4")

Front aspect UPVC double glazed window. Built-in cupboard. Mirror sliding wardrobes. Radiator.

## BEDROOM TWO

3.43m x 3.09m (11'3" x 10'1")

Front aspect UPVC double glazed window. Built-in cupboard. Radiator.

## BEDROOM THREE

2.13m x 3.00m (6'11" x 9'10")

Rear aspect UPVC double glazed window.

## BATHROOM

Side aspect UPVC double glazed window. Panel enclosed bath with electric shower over and wash basin. Tiled splashbacks. Radiator.

## SEPARATE WC

Rear aspect UPVC double glazed window. Low level WC.

## EXTERNALLY

Mature front garden and lawn including driveway. Small mature rear garden with lawn, paved and gravelled areas.




- Ideal First Buy. Popular Location • No Forward Chain!! • Energy Rating: D-66 • Council Tax Band: A (£1,582.22)







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</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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