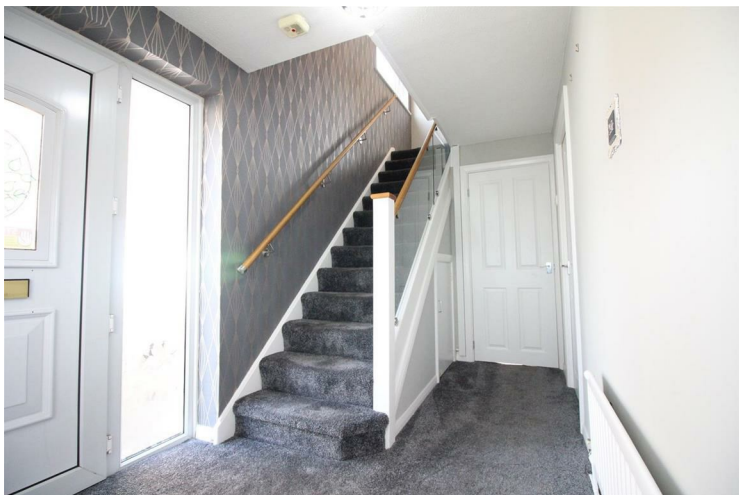




Foxton Drive
Billingham

£160,000
ENERGY RATING: C-72

Foxton Drive is located in this popular and quiet cul-de-sac in Billingham just off Marsh House Avenue. A well presented three-bedroom, two reception room semi-detached house, boasting a welcoming entrance hall with recently installed glass staircase. There is ample parking with a long driveway to the side leading to a detached garage. There is a mature lawned garden to the front of the property and a lovely low maintenance garden to the rear. Offered with vacant possession, don't miss the opportunity to make this lovely house your own. Energy Rating: C-72. Council Tax Band: B (£1,816.88).



- Three Bedroom Semi Detached House
- Two Reception Rooms
- Low Maintenance Gardens
- Long Driveway & Garage

ENTRANCE HALL

UPVC entrance door with leaded feature lights and UPVC double glazed side panels, front aspect UPVC double glazed window, staircase to first floor, understair storage cupboard and a radiator.



LOUNGE

3.95m x 3.12m (12'11" x 10'2")

Front aspect UPVC double glazed window, feature fireplace with wooden surround, marble hearth & gas living flame fire. Coving, dado rail and an archway leading to:



DINING ROOM

3.29m x 2.73m (10'9" x 8'11")

Rear aspect UPVC double glazed French doors opening to the garden, coving, dado rail and radiator.

KITCHEN

3.27m x 2.25m (10'8" x 7'4")

Side aspect UPVC double glazed window and a rear aspect UPVC double glazed door. A range of base & wall units with rolled work surfaces incorporating 1½ bowl sink & mixer tap, gas hob with oven below & extractor hood over. Space & plumbing for a washing machine & dishwasher, space for fridge/freezer, tiled floor and fully tiled walls.

FIRST FLOOR LANDING

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



• Popular Quiet Location • Vacant Possession • Energy Rating: C-72 • Council Tax Band: B (£1,816.88)



BEDROOM ONE

4.08m x 3.05m (13'4" x 10'0")

Front aspect UPVC double glazed window, mirror sliding fitted wardrobes and a radiator.

BEDROOM TWO

3.31m x 3.05m (10'10" x 10'0")

Rear aspect UPVC double glazed window, radiator and a cupboard housing Worcester combi boiler.

BEDROOM THREE

3.18m (max) x 1.96m (10'5" (max) x 6'5")

Side aspect UPVC double glazed window, built-in storage cupboard, dado rail and a radiator.

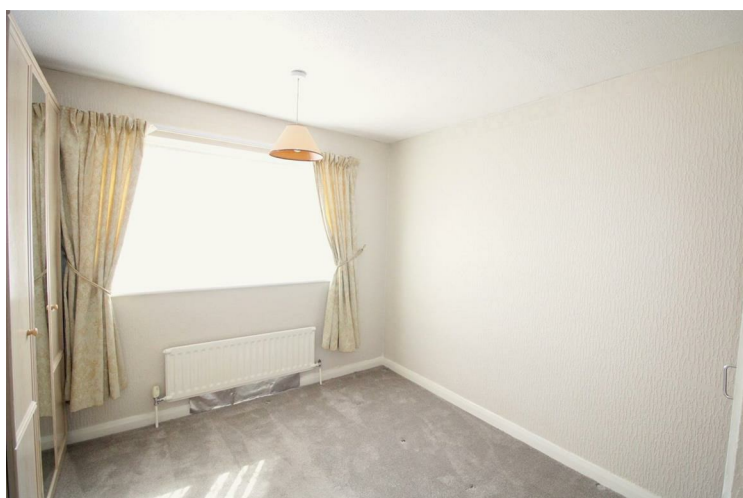


BATHROOM/WC

Rear aspect UPVC double glazed window, modern suite comprising; double ended bath with Mira thermostatic mixer shower over, vanity unit housing wash basin and low level WC. Fully tiled walls, spotlights and a radiator.

EXTERNALLY

There is a lawned garden to the front of the property lined with well established borders and long driveway to the side leading to a detached sectional garage. To the rear is an enclosed low maintenance garden, mostly paved with two decked areas, borders with mature plants & shrubs and a storage shed.






Additional Information

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

Floor Area - sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	72	86
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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