



Beamish Road
Billingham

£85,000
ENERGY RATING: C-71

Located in this quiet cul-de-sac is a spacious three bedroom semi detached house appealing to first time buyers or as investment opportunity. The property is in need of some modernisation and briefly comprises; entrance hall, lounge, dining room, kitchen, three first floor bedrooms, bathroom and a separate WC. There are lawned gardens to the front and rear of the property with a driveway to the side providing off-street parking. Energy Rating: C-71. Council Tax Band: A (£1,582.22). NO FORWARD CHAIN!!



- Three Bed Semi Detached House • Two Reception Rooms • Quiet Cul-de-sac • Gardens & Driveway • NO FORWARD CHAIN!!

Entrance Hall

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

Lounge

3.46m x 4.50m (11'4" x 14'9")

Front aspect UPVC double glazed window, laminate flooring, coving, spot lights, radiator and an archway leading to:

Dining Room

2.84m x 4.00m (9'3" x 13'1")

Rear aspect UPVC double glazed window and door to the garden, laminate flooring, coving, spot lights and a radiator.

Kitchen

2.64m x 2.28m (8'7" x 7'5")

Rear aspect UPVC double glazed window, base & wall units with rolled worksurfaces and tiled splashbacks incorporating a stainless steel sink & mixer tap, gas hob with oven below & stainless steel extractor hood over. Space & plumbing for washing machine, space for fridge/freezer and a cupboard housing Baxi combi boiler.

First Floor Landing

Side aspect UPVC double glazed window and access to loft.

Bedroom One

3.61m x 2.51m (11'10" x 8'3")

Front aspect UPVC double glazed window and a radiator.

Bedroom Two

2.72m x 3.99m (8'11" x 13'1")

Two rear aspect UPVC double glazed windows, storage cupboards and a radiator.

Bedroom Three

2.26m x 2.82m (7'5" x 9'3")

Front aspect UPVC double glazed window and a radiator.

Bathroom

Rear aspect UPVC double glazed window, panel enclosed bath with mixer shower over, pedestal wash basin, tiled splashbacks and a radiator.

Separate WC

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

Externally


There is a lawned garden to the front of the property with a driveway providing off-street parking to the side and an enclosed, mostly lawned garden to the rear.



• Ideal Investment or First Buy • Energy Rating: C-71 • Council Tax Band: A (£1,582.22)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

Billingham Sales
 63 Queensway
 Billingham
 TS23 2LU

01642530919
info@drummondstates.co.uk
www.drummondstates.co.uk

drummonds 
 estate agents