



Cambrian Road
Billingham

£200,000

ENERGY RATING: E-48

A stunning three bedroom extended semi-detached house in this quiet cul-de-sac close to Billingham town centre. A two storey extension has been added to the rear with the property also undergoing a comprehensive refurbishment throughout including a new roof, full re-wire and complete central heating system. The property comprises; entrance hall, cloaks/WC, cosy lounge, open plan kitchen/dining room with contemporary integrated kitchen, three first floor bedrooms and modern en-suite & family bathrooms. There is a block paved drive to the front & side for multiple vehicles, a detached garage and a large West facing garden to the rear. Must be viewed to fully appreciate!!



- Stunning Three Bedroom Semi-detached
- Two Storey Extension to Rear
- Comprehensively Refurbished & Upgraded

Entrance Hall

Timber period style entrance door with feature leaded light, two side aspect UPVC double glazed windows, staircase to the first floor, understair storage cupboard, fitted desk, laminate flooring, coving and a radiator.

Cloaks/WC

Side aspect UPVC double glazed window, vanity unit housing wash basin, low level WC with concealed cistern, tiled splashbacks, laminate flooring and a heated towel rail.

Lounge

4.19m (into bay) x 3.76m (13'8" (into bay) x 12'4")

Front aspect UPVC double glazed bay window with leaded lights, feature fireplace with inset electric fire, coving, radiator and double doors leading to:

Dining Room

3.70m x 3.44m (12'1" x 11'3")

Fitted feature shelves & recess to chimney breast, laminate flooring, coving, spot lights, breakfast bar and modern radiator.

Open to:

Kitchen

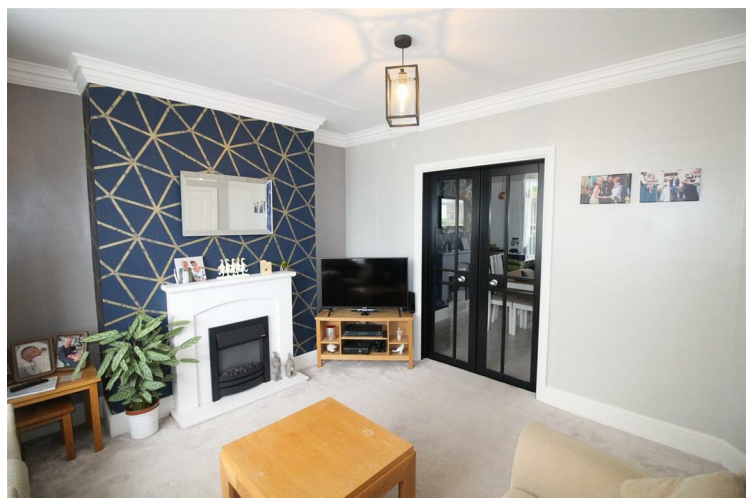
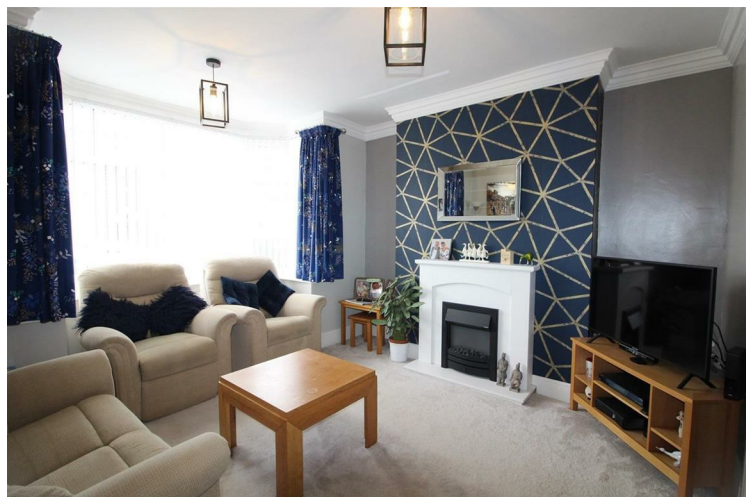
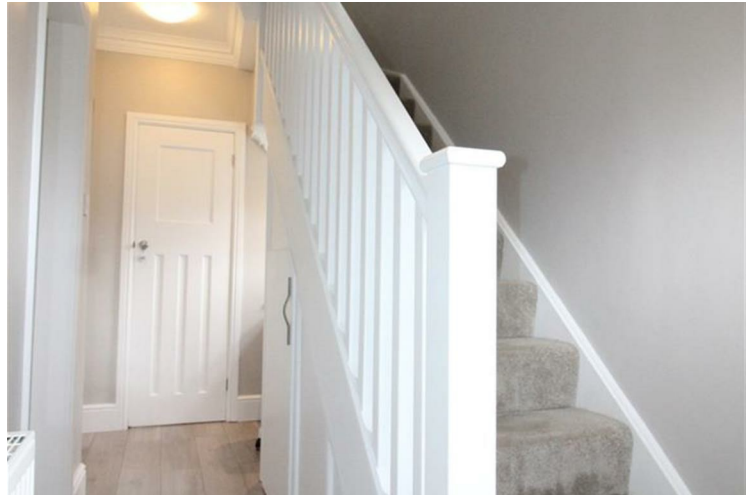
2.15m x 5.20m (7'0" x 17'0")

Rear aspect UPVC double glazed window and French doors opening to the garden . A range of base & wall units with white marble effect worksurfaces incorporating sink & mixer tap, induction hob with glass splashback & extractor hood over. Built-in oven & microwave oven, integrated dishwasher and space for an American style fridge/freezer. Laminate flooring, spot lights and electric underfloor heating.

Utility Room

1.89m x 1.87m (6'2" x 6'1")

Side aspect UPVC door, base & wall units with white marble effect worksurfaces, space & plumbing for washing machine and tumble dryer. Laminate flooring, spot lights and a wall mounted combi boiler.



- Large West Facing Landscaped Rear Garden • Block Paved Drive & Detached Garage • Quiet Cul-de-sac, Close to Town Centre • Energy Rating: E-48 • Council Tax Band: C (£2,109.61)



First Floor Landing

Side aspect UPVC double glazed window and access to loft via pull down ladder.

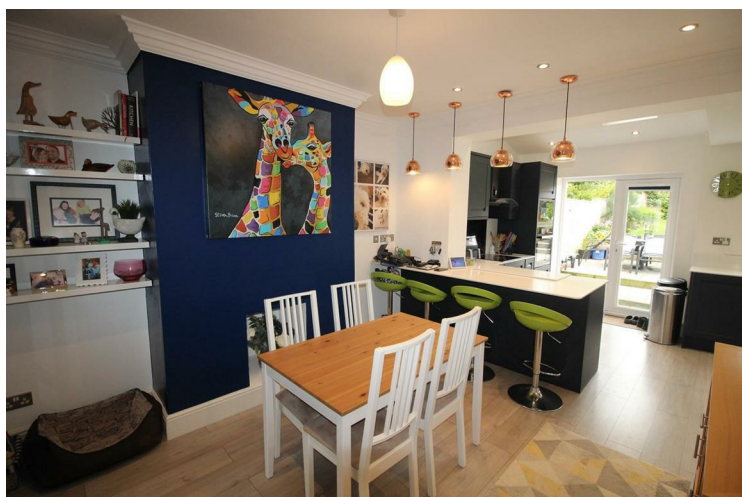
Bedroom One

4.18m (into bay) x 3.06m (13'8" (into bay) x 10'0")

Front aspect UPVC double glazed bay window with leaded lights, fitted sliding wardrobes, coving and a radiator.

En-Suite

Front aspect UPVC double glazed window with leaded light, walk-in cubicle with thermostatic mixer shower, vanity unit housing wash basin, low level WC, fully tiled walls, extractor fan, spot lights and a chrome heated towel rail.



Bedroom Two

3.86m x 2.76m (12'7" x 9'0")

Rear aspect UPVC double glazed window, coving and a radiator.

Bedroom Three

2.74m x 2.74m (9'0" x 9'0")

Rear aspect UPVC double glazed window, coving and a radiator.

Family Bathroom

Side aspect UPVC double glazed window, modern white suite comprising; P-shaped panel enclosed bath with thermostatic mixer shower over, vanity unit housing wash basin and low level WC. Fully tiled walls, extractor fan, spot lights and a chrome heated towel rail.



Externally

There is an extensive block paved driveway to the front and side of the property providing parking for a number of vehicles and leads to a detached garage (4.89m x 2.52m). To the rear is a beautifully landscaped West facing garden with spacious patio, raised well-stocked borders & flowerbeds, lawn and a wooden garden shed.

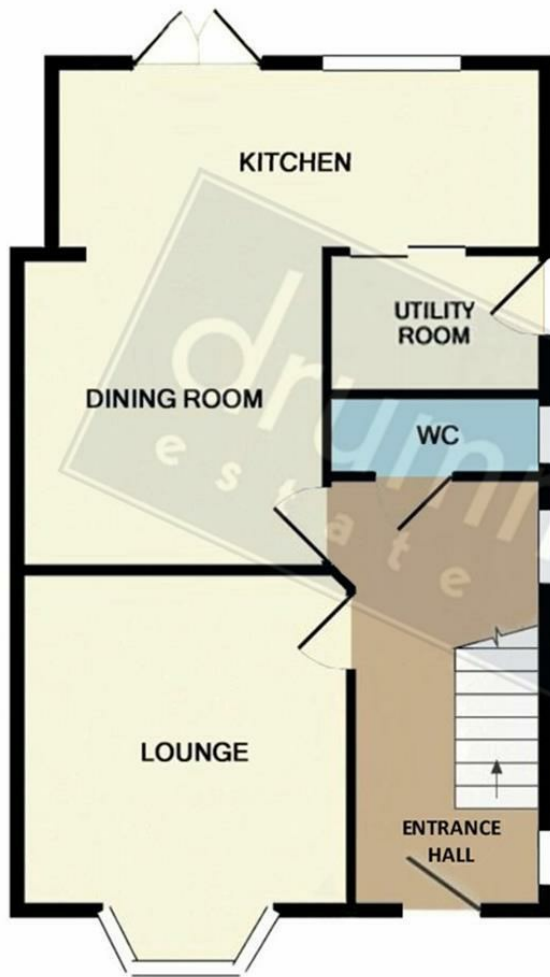




Additional Information

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

Floor Area - sq ft
Tenure - Freehold



GROUND FLOOR



FIRST FLOOR

MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	48	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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

