



Hollystone Court  
Billingham

£160,000  
ENERGY RATING: TBC

A three bedroom link-detached house on a corner plot in this quiet cul-de-sac located just off Wallington Road. The property comprises; entrance hall, 22 ft. lounge/dining room, kitchen, utility room, three first floor bedrooms, bathroom and a separate WC. Benefitting from UPVC double glazing and warmed throughout by blown air ducted heating. There are lawned gardens to the front, side & rear of the property with a imprinted concrete driveway to the front leading to an integral garage. No forward chain! Energy Rating: E-46. Council Tax Band: B (£1,816.88).



- Three Bedroom Link-Detached House
- 22 ft. Lounge/Dining Room
- Kitchen & Utility Room
- Corner Plot, Drive & Garage

## Entrance Hall

UPVC entrance door with feature leaded light and a UPVC double glazed side panel, staircase to first floor, under stair meter cupboard and a boiler cupboard.

## Lounge/Dining Room

6.98m x 3.79m (at widest) (22'10" x 12'5" (at widest))  
Front & rear aspect UPVC double glazed windows and a gas fire.

## Kitchen

2.53m x 2.91m (8'3" x 9'6")  
Rear aspect UPVC double glazed window, a range base & wall units with rolled worksurfaces incorporating 1½ bowl stainless steel sink & mixer tap, gas hob with oven below & extractor hood over. Tiled walls, laminate flooring and a pantry.

## Utility Room

1.84m x 2.32m (6'0" x 7'7")  
Rear aspect UPVC double glazed window & door leading to the garden, door to the garage, base unit with rolled worksurface and space & plumbing for washing machine below.

## First Floor Landing

Side aspect double glazed window, access to loft and airing cupboard.

## Bedroom

3.91m x 2.98m (12'9" x 9'9")  
Front aspect UPVC double glazed window.

## Bedroom Two

2.97m x 2.99m (9'8" x 9'9")  
Rear aspect UPVC double glazed window.

## Bedroom Three

2.54m x 2.54m (8'3" x 8'3")  
Front aspect UPVC double glazed window and a built-in bedframe with storage below.

## Bathroom

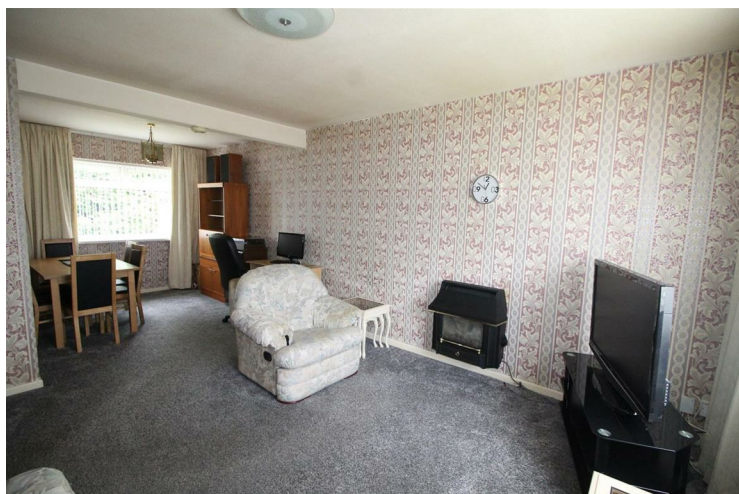
Rear aspect UPVC double glazed window, double ended bath with Mira electric shower over, pedestal wash basin and fully tiled walls.

## Separate WC

Rear aspect UPVC double glazed window and a low level WC.

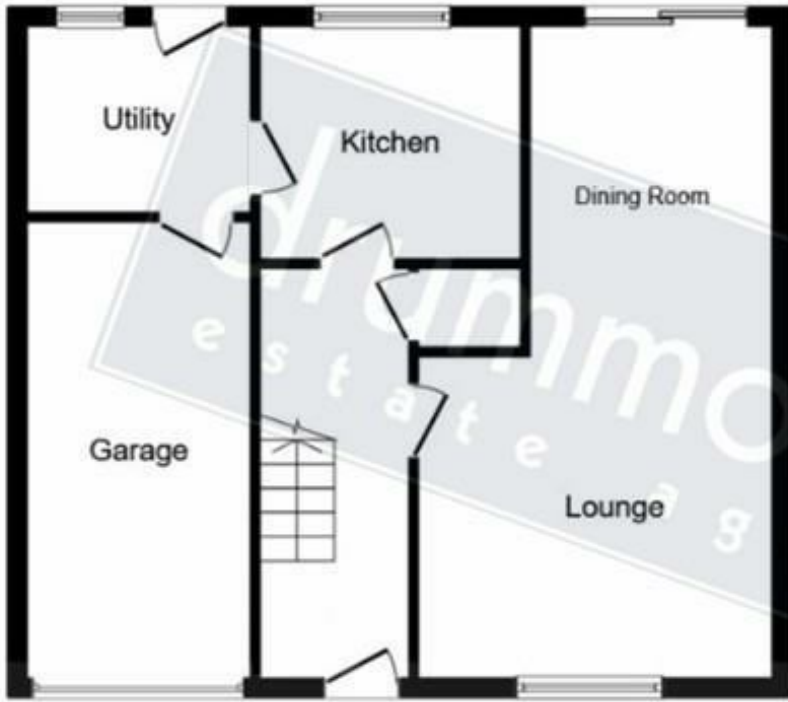
## Externally

There is a walled garden to the front and side of the property with lawn and imprinted concrete paths & driveway. The driveway leads to a integral garage (5.23m x 2.40m) with electric up & over door, power supply and lighting. To the rear is an enclosed garden with lawn, patio, garden shed and mature trees.

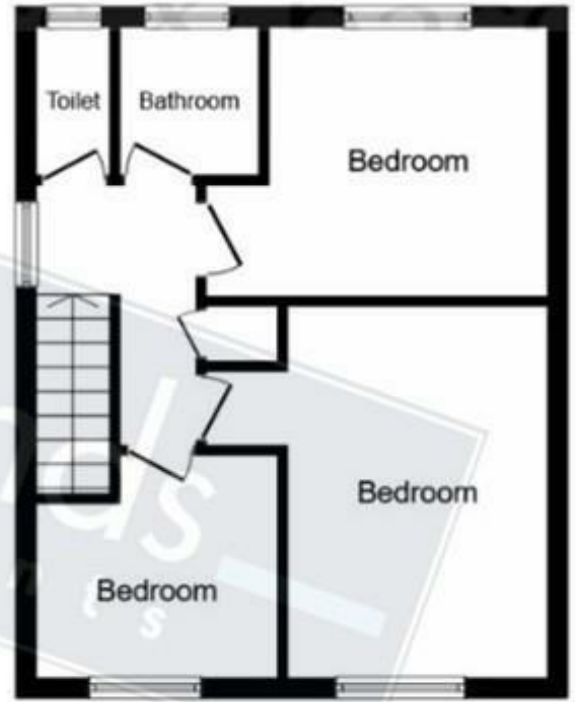


- Popular Quiet Location
- No Forward Chain!!
- Energy Rating: E-46
- Council Tax Band: B (£1,816.88)





**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		77
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<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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