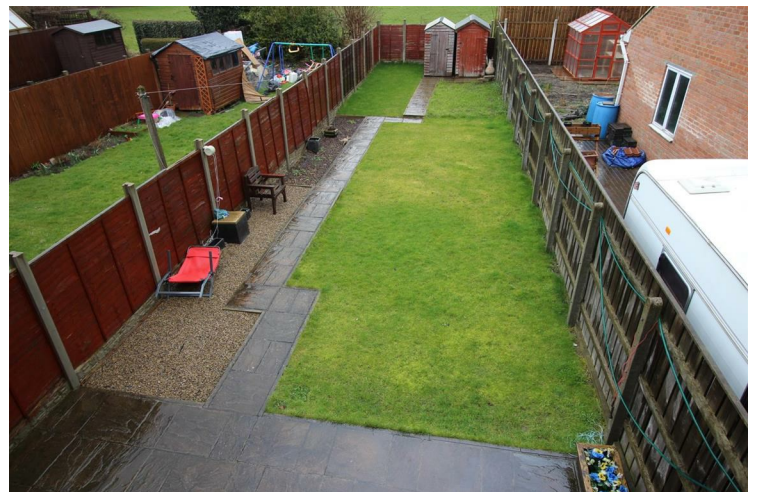




Cotswold Crescent
Billingham

£ TBC
ENERGY RATING: D-64

A well presented two double bedroom terraced house situated within a short walk of Billingham town centre and close to all local amenities. The accommodation briefly comprises; entrance hall, lounge, kitchen, cloaks/WC, two first floor double bedrooms and a spacious modern bathroom with separate shower cubicle. The property benefits from full UPVC double glazing, combi gas central heating, full block paved front providing off-street parking and a large rear garden with lawn and patio and is not overlooked. Energy Rating: D-64. Council Tax Band: A (£1,582.22).



- Two Double Bed Mid Terrace • Spacious Modern Bathroom • Large Rear Garden • Block Paved Driveway

ENTRANCE HALL

UPVC entrance door with feature light, staircase to first floor and a radiator.

LOUNGE

3.55 x 4.51 (11'8" x 14'10")

Front aspect UPVC double glazed window, feature electric fire, laminate flooring, understair storage cupboard and a radiator.

KITCHEN

2.43 x 3.98 (8'0" x 13'1")

Two rear aspect UPVC double glazed windows, wooden style base and wall units with rolled worksurfaces & tiled splashbacks incorporating 1 1/2 bowl sink & mixer tap and a gas hob with oven below. Space & plumbing for washing machine, space for fridge/freezer, tiled floor, storage cupboard, UPVC clad ceiling with spot lights and a radiator.

REAR HALL

Rear aspect UPVC door leading to the garden and a wall mounted combi boiler.

CLOASK/WC

Low level WC.

FIRST FLOOR LANDING

Storage cupboard and access to the loft.



- Popular Location • Close to Town Centre • Energy Rating: D-64 • Council Tax Band: A (£1,582.22)

BEDROOM ONE

2.94m x 5.51m (at widest) (9'7" x 18'0" (at widest))

Two front aspect UPVC double glazed windows and a radiator.

BEDROOM TWO

3.11 x 3.44 (10'2" x 11'3")

Rear aspect UPVC double glazed window and a radiator.

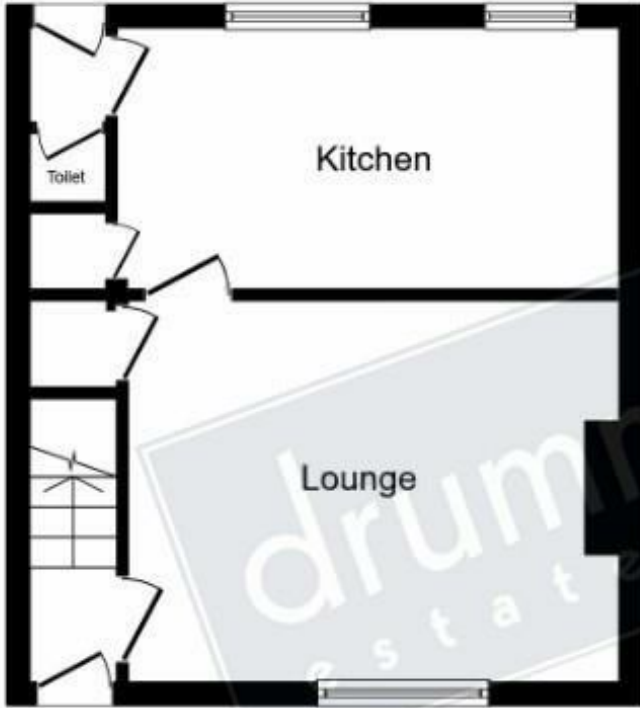
BATHROOM

Rear aspect UPVC double glazed window, panel enclosed bath, pedestal wash basin, low level WC and a walk-in cubicle with thermostatic mixer shower. Tile effect laminate flooring, UPVC clad walls and ceiling with spots lights and a chrome heated towel rail.

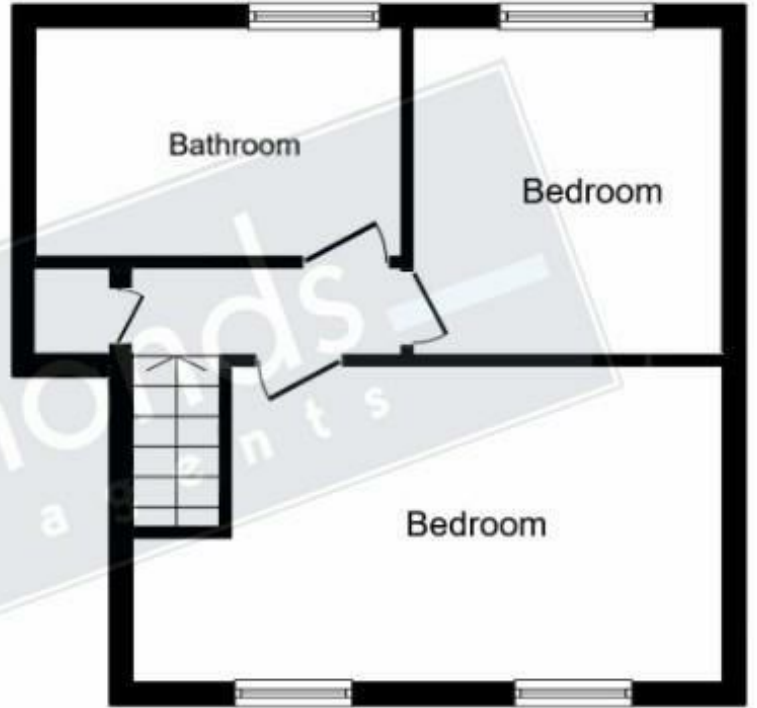
EXTERNALLY

Fully block paved front providing off-street parking and access to a large enclosed rear garden, which is not overlooked and has extensive lawn, patio and two garden sheds.





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		83
(69-80) C	64	
(55-68) D		
(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

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