

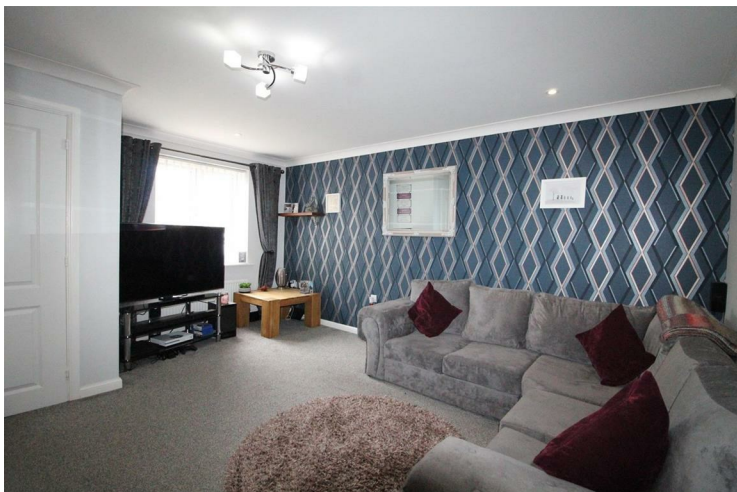


Babbage Gardens
Stockton-On-Tees

£140,000

ENERGY RATING: C-77

A smart three bedroom end terraced house in this small and quiet cul-de-sac located off Einstein Way and just a short walk to North Tees Hospital. This modern family home set on a larger than average plot comprises; entrance hall, cloaks/WC, spacious lounge, kitchen/dining room, three first floor bedrooms and a family bathroom. There are two parking spaces to the front of the property with a very private enclosed garden to the rear. Energy Rating: C-77. Council Tax Band: B (£2,076.44).



- Three Bedroom End Terrace House
- Well Presented Throughout
- Larger Than Average Private Garden
- Double Drive to the Front

Entrance Hall

Composite entrance door with leaded feature light and a radiator.

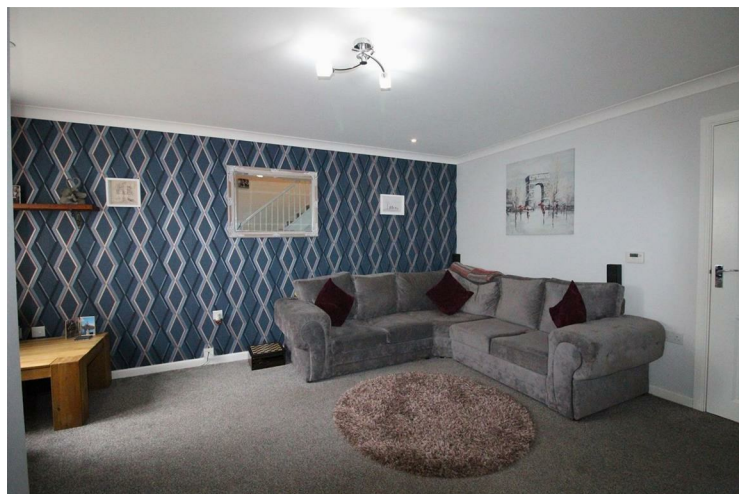
Cloaks/WC

Front aspect UPVC double glazed window, corner wash hand basin with tiled splashbacks, low level WC and a radiator.

Lounge

4.72m x 4.51m (max.) (15'5" x 14'9" (max.))

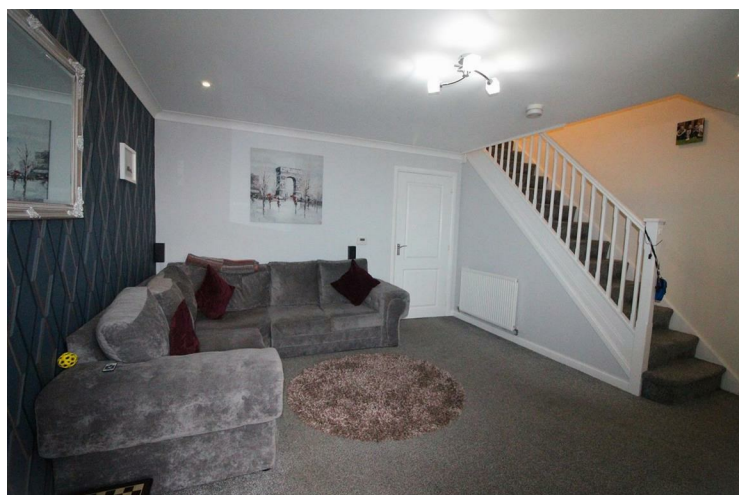
Front aspect UPVC double glazed window, staircase to first floor, coving, spot lights and two radiators.



Kitchen/Dining Room

2.52m x 4.55m (8'3" x 14'11")

Rear aspect UPVC double glazed window and French doors opening to the garden. A range of white base & wall units with black marble effect worksurfaces & matching upstand incorporating stainless steel sink & mixer tap, gas hob with oven below and a stainless steel & extractor hood over. Integrated fridge/freezer, space & plumbing for washing machine, breakfast bar, understair storage cupboard, coving and a radiator.



First Floor Landing

Spindle staircase and access to loft.

Bedroom One

4.08m x 2.56m (13'4" x 8'4")

Front aspect UPVC double glazed window and a radiator.



- Quiet, Small Cul-de-sac • Short Walk to North Tees Hospital • Energy Rating: C-77 • Council Tax Band: B (£2,076.44)



Bedroom Two

3.23m x 2.56m (10'7" x 8'4")

Rear aspect UPVC double glazed window and a radiator.

Bedroom Three

2.97m x 1.91m (9'9" x 6'3")

Front aspect UPVC double glazed window, built-in storage cupboard and a radiator.

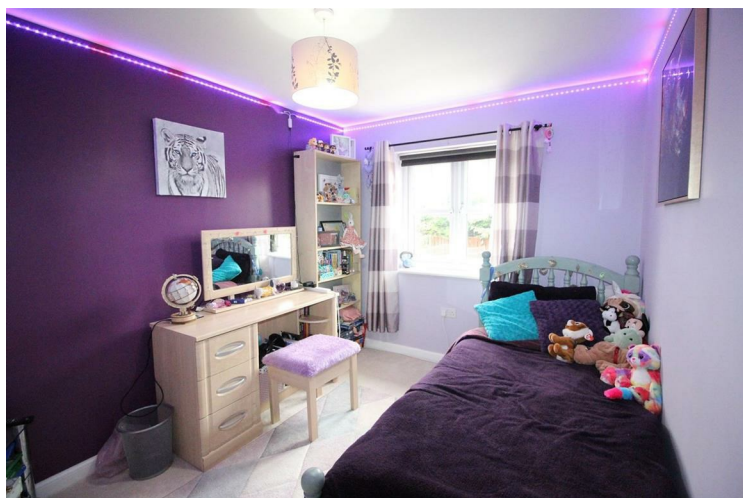


Bathroom

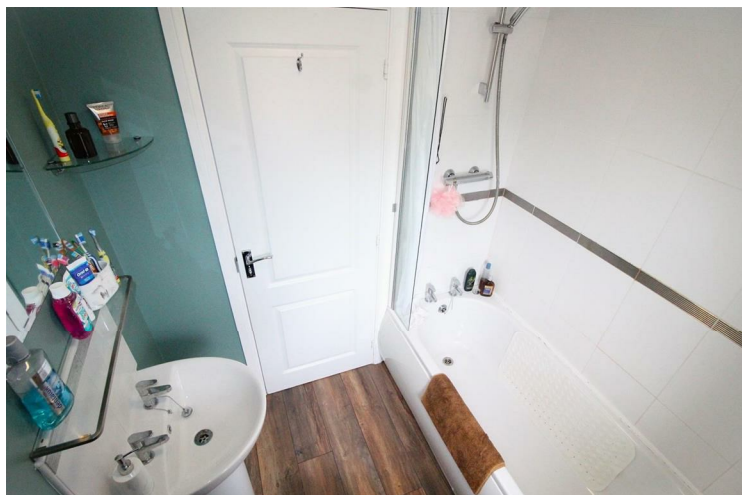
Rear aspect UPVC double glazed window, white suite comprising; panel enclosed bath with thermostatic mixer shower over, pedestal wash basin, low level WC, part tiled walls, extractor fan and a radiator.

Externally

There are two parking spaces to the front of the property. To the rear is an enclosed, larger than average, very private garden, mostly lawned with deck area and access from the side.



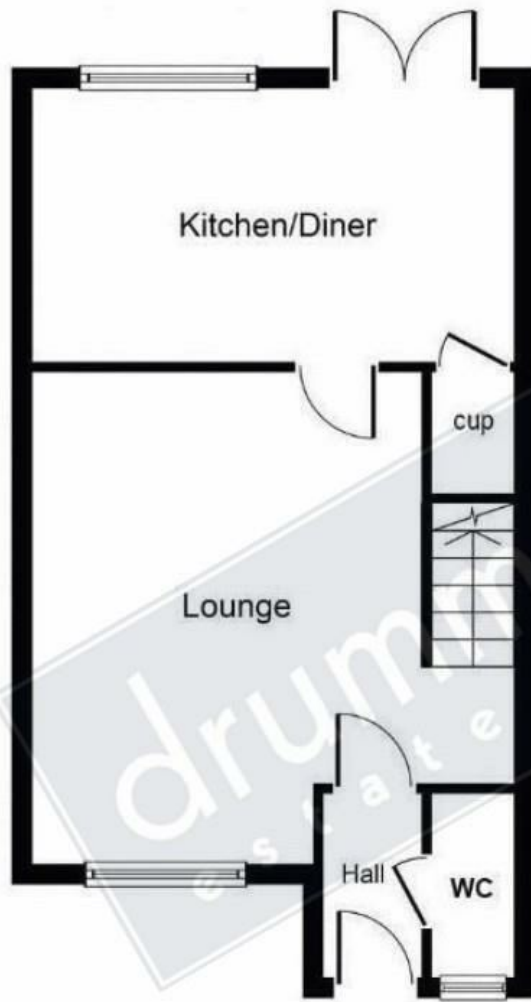




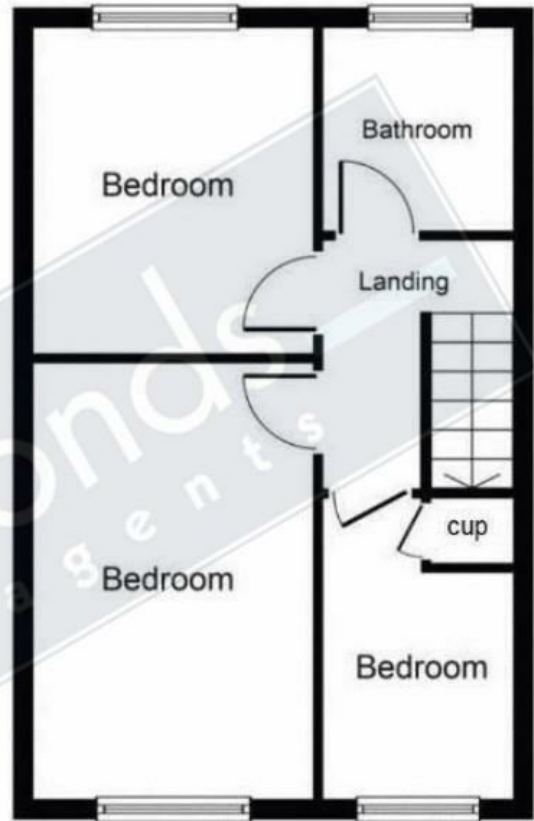
Additional Information

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

Floor Area - 740.00 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			91
(81-91) B		77	
(69-80) C			
(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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