

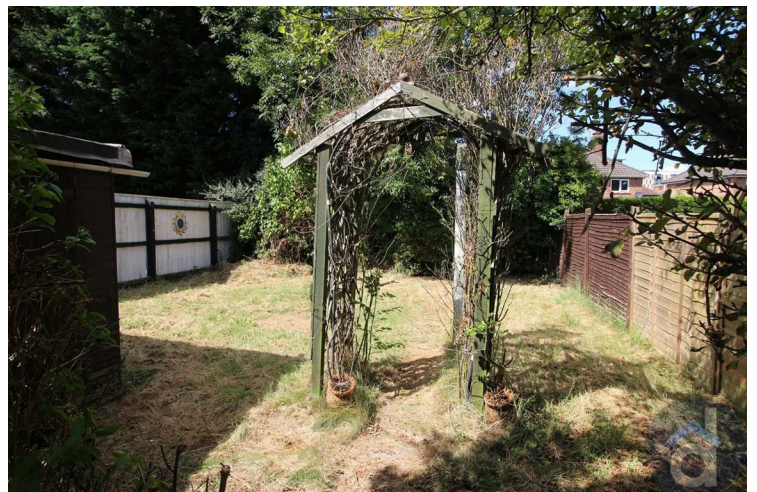


Brendon Crescent
Billingham

£95,000

ENERGY RATING: -NULL

A three bedroom semi detached house located close to Billingham town centre and amenities, offered with the benefit of immediate vacant possession, in need of modernisation. The property comprises; entrance hall, lounge, kitchen/diner, three first floor bedrooms and bathroom. There are lawned gardens to front and rear with a driveway to the side leading to a garage. Energy Rating: TBC. Council Tax Band: A (£1,582.22).



- Three Bedroom Semi Detached House • Front & Rear Gardens • Driveway & Garage • Close to Town Centre & Amenities

Entrance Hall

Wooden entrance door, front aspect window, staircase to first floor, understair cupboard and a radiator.

Lounge

4.25m x 3.67m (13'11" x 12'0")

Front aspect bay window, feature fireplace and a radiator.

Kitchen

3.18m x 5.62m (10'5" x 18'5")

Three rear aspect windows and a door to the garden. A range of white base & wall units with rolled worksurfaces incorporating a stainless steel sink & mixer tap, an electric hob with oven below & extractor fan over. Integrated washing machine and fridge/freezer, breakfast bar, laminate flooring and a radiator.

First Floor Landing

Cupboard and access to loft.

Bedroom One

3.78m x 3.18m (12'4" x 10'5")

Front aspect window, built-in wardrobe and a radiator.

Bedroom Two

3.17m x 3.11m (10'4" x 10'2")

Rear aspect window, built-in wardrobe and a radiator.

Bedroom Three

2.87m x 2.36m (9'4" x 7'8")

Front aspect window, built-in cupboard and a radiator.

Bathroom

Rear aspect window, panel enclosed bath with mixer shower over, pedestal wash basin, low level WC, tiled splashbacks and a radiator.

Externally


There is a lawned garden to the front with a driveway to the side leading to a detached sectional garage. To the rear is an enclosed garden with lawn, decking, outhouse and shrubs & trees.



• In Need of Modernisation • No Forward Chain • Energy Rating: TBC • Council Tax Band: A (£1,582.22)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

Billingham Sales
63 Queensway
Billingham
TS23 2LU

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

drummonds
estate agents