



Otterburn Way  
Billingham

£85,000  
ENERGY RATING: C-73

A THREE BEDROOM TERRACED PROPERTY situated just off Neasham Avenue, ideally suited to FIRST TIME BUYERS, FAMILIES or INVESTORS. Offered with UPVC double glazing and gas combi central heating the property briefly comprises; entrance porch, lounge, inner hall, cloaks/WC, kitchen, three first floor bedrooms and bathroom. There is an enclosed garden to the rear. NO ONWARD CHAIN!! Energy Rating: C-73. Council Tax Band: A (£1,557.34).



• Three Bedrooms • Terraced House • UPVC Double Glazing • Gas Combi Central Heating • Ideal Investment or First Buy • No Onward Chain! • Energy Rating: C-73 • Council Tax Band: A (£1,557.34)

## Entrance Porch

Side aspect entrance door, inner part glazed door leading to:

## Lounge

3.67m x 5.80m (12'0" x 19'0")

Front aspect UPVC double glazed bow window, laminate flooring, coving and a radiator.

## Inner Hall

Staircase to first floor, understair storage/meter cupboard and a radiator.

## Cloaks/WC

Wash basin and a low level WC.

## Kitchen

3.53m x 2.67m (11'6" x 8'9")

Rear aspect UPVC double glazed window, base & wall units with rolled worksurfaces and tiled splashbacks incorporating sink & mixer tap. Gas hob with oven below & extractor hood over.

## First Floor Landing

Access to loft.

## Bedroom One

3.64m x 3.09m (11'11" x 10'1")

Front aspect UPVC double glazed window, laminate flooring, coving and a radiator.





## Bedroom Two

3.63m x 2.62m (11'10" x 8'7")

Front aspect UPVC double glazed window, laminate flooring, coving and a radiator.

## Bedroom Three

2.58m x 2.75m (8'5" x 9'0")

Rear aspect UPVC double glazed window, built-in cupboard housing combi boiler, coving and a radiator.



## Bathroom


Rear aspect UPVC double glazed window, panel enclosed with electric shower over, wash basin, low level WC, tiled splashbacks, extractor fan and a radiator.

## Externally

There is an enclosed garden to the rear with patio, artificial turf and an outhouse/storage shed.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>	73	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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