



6 Shotton Court  
Billingham

£100,000  
FREEHOLD

\*\*INVESTMENT OPPORTUNITY OR FIRST TIME BUYER \*\* CURRENTLY TENANT IN SITU \*\* ANNUAL RENT £7200pa \*\* THREE BEDROOMS \*\* SEMI DETACHED HOUSE \*\* LARGE CORNER PLOT WITH SOUTH FACING REAR GARDEN \*\* The living accommodation briefly comprises ; Lounge, Kitchen & Dining Room, and utility to ground floor with three bedrooms, bathroom and separate WC to first floor. Energy Rating D. Council Tax Band A £1582.22



- Three Bedrooms • Semi Detached House • Large South Facing Rear Garden • Kitchen & Dining Room • UPVC Double Glazing

## ENTRANCE HALLWAY

Front aspect composite glazed door and side panel. Staircase to first floor, under stair cupboard, laminate floor and a radiator.

## LOUNGE

14'10" x 11'3"

Front aspect UPVC double glazed window, laminate floor, feature fireplace with pebble effect electric fire and a radiator.

## DINING ROOM

9'1" x 7'6"

Rear aspect UPVC double glazed window, laminate floor, built in cupboard and a radiator.

## KITCHEN

8'11" x 7'3"

Rear aspect UPVC double glazed window. Wooden base & wall units with rolled worksurfaces and tiled splashbacks incorporating a stainless steel sink unit. Space for cooker, washing machine and fridge/freezer. Laminate flooring and a radiator.

## REAR PORCH/UTILITY AREA

6'8" x 5'4"

Rear aspect UPVC double glazed door to garden and rear aspect UPVC double glazed window. Laminate floor, storage cupboard and a radiator.

## LANDING

Access to loft and coving.

## BEDROOM ONE

11'8" x 11'5"

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

## BEDROOM TWO

13'0" x 9'4"

Two rear aspect UPVC double glazed windows and a radiator,

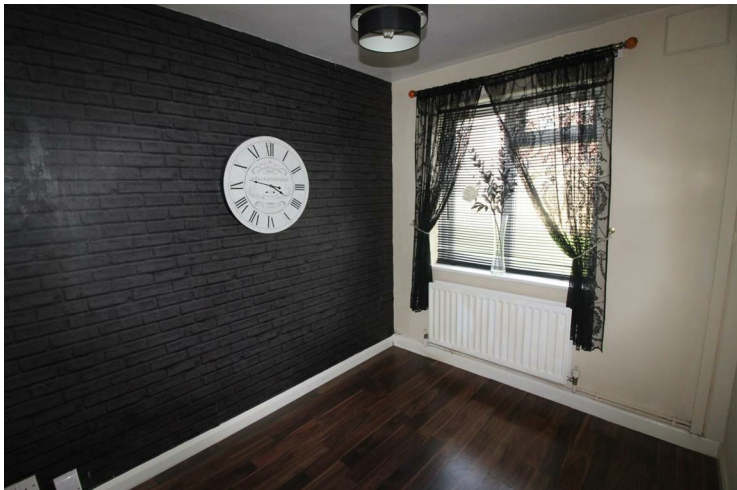
## BEDROOM THREE

9'3" x 7'2"

Front aspect UPVC double glazed window, laminate floor and a radiator,

## BATHROOM

Rear aspect UPVC double glazed window, White suite comprising; panel enclosed bath with electric shower over



- Gas Combi Boiler Heating • Energy Rating D • Council Tax Band A £1582.22pa

and pedestal wash basin. Part tiled walls, laminate floor and a radiator.

### **SEPARATE WC**

Side aspect UPVC double glazed window, laminate floor and low level WC.

### **EXTERNALLY**

There is a lawn garden to the front with side access to the large South West facing rear garden which is mainly lawn.








## Additional Information

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

**Floor Area** - 893.00 sq ft  
**Tenure** - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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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