



Station Road  
Billingham

£100,000  
ENERGY RATING: TBC

A traditional bay fronted end-terraced house on this popular road within a short walk of Billingham town centre and local amenities, also offering excellent commuter links with easy access to the the A19. The property comprises; entrance hall, two reception rooms, kitchen three first floor bedrooms and bathroom. There is a lawned garden to the front with a large South-Westerly facing garden to the rear. The property is in need of modernisation but benefits from UPVC double glazing and gas central heating. Energy Rating: F-35. Council tax band: B (£1,845.91). VACANT POSSESSION!!



- Traditional Bay Fronted End-Terrace • Three Bedrooms • Two Reception Rooms • Large South-West Facing Garden

## Entrance Hall

Wooden entrance door leaded lights and leaded panels above & to side, staircase to the first floor, understair meter & cloaks cupboards and a radiator.

## Reception Room One

4.13m x 3.46m (13'6" x 11'4")

Front aspect UPVC double glazed bay window, feature fireplace with wooden surround & gas fire, picture rail and a radiator.



## Reception Room Two

3.50m x 3.35m (11'5" x 10'11")

Rear aspect UPVC double glazed window, picture rail and a radiator.



## Kitchen

5.28m x 2.56m (at widest) (17'3" x 8'4" (at widest))

Two side & one rear aspect UPVC double glazed windows and a side aspect UPVC door leading to the garden. Base & wall units with stainless steel sink, floor standing boiler and a radiator.

## First Floor Landing

Access to loft.

## Bedroom One

4.29m (into bay) x 3.23m (14'0" (into bay) x 10'7")

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



- In Need of Modernisation
- Close to Town Centre & Amenities
- Energy Rating: F-35
- Council Tax Band: B (£1,845.91)



### **Bedroom Two**

3.50m x 3.33m (max.) (11'5" x 10'11" (max.))

Rear UPVC double glazed window and a radiator.

### **Bedroom Three**

2.41m x 1.96m (7'11" x 6'5")

Front 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 airing/tank cupboard.

### **Externally**

There is a lawned garden to the front of the property lined by privet hedge with side access leading to the rear where there is a large lawned South-West facing garden.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		35	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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

Billingham Sales  
63 Queensway  
Billingham  
TS23 2LU

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

**drummonds**  
estate agents