



Swaledale Crescent
Billingham

REDUCED TO £140,000

ENERGY RATING:

A spacious three bedroom end terraced house on this popular location in Old Billingham off Central Avenue. The very well presented accommodation comprises; entrance hall, lounge kitchen/dining room with French doors opening to the garden, three first floor bedrooms and an excellent modern bathroom. There is double block paved drive to the front and a South facing, low maintenance garden to the rear. The property is ideal for first time buyers and growing families offering modern and convenient living, close to local amenities and with good transport links. Energy Rating: C-70. Council tax band: A (£1660.58).



- Three Bedroom End Terraced House • Lounge & Spacious Kitchen/Diner • Excellent Modern Bathroom • Low Maintenance South Facing Garden

Entrance Hall

Newly fitted composite entrance door with feature lights, staircase to the first floor, laminate flooring, coving and a radiator.

Lounge

3.18m x 5.05m (10'5" x 16'6")

Front & side aspect UPVC double glazed windows, inset feature gas fire with solid wood plinths to chimney breast & recesses, understair storage cupboard, wall lights, coving and a radiator.



Kitchen/Dining

3.89m x 5.02m (12'9" x 16'5")

Side aspect UPVC double glazed window and rear aspect UPVC double glazed French doors opening to the garden. A range of wood effect base & wall units with rolled worksurfaces & breakfast bar incorporating 1½ bowl sink & mixer tap. Electric cooker with stainless splashback & extractor hood over and space & plumbing for washing machine and a dishwasher. Feature electric fire, part tiled walls, laminate flooring to kitchen area, coving and two radiators.



First Floor Landing

Spindle staircase, access to loft via pull down ladder, coving and a radiator.

Bedroom One

3.19m x 5.06m (10'5" x 16'7")

Front aspect UPVC double glazed window, a range of built-in wardrobes, storage cupboards & marching bedside drawers. Coving to ceiling, spot lights and a radiator.



- Double Block Paved Drive & Garage • Very Popular Location • Energy Rating: C-70 • Council Tax Band: A (£1660.58)



Bedroom Two

3.33m x 2.53m (10'11" x 8'3")

Rear aspect UPVC double glazed window, coving and a radiator.

Bedroom Three

2.39m x 2.37m (7'10" x 7'9")

Rear aspect UPVC double glazed window, wall mounted Baxi combi boiler, spot lights and a radiator.

Bathroom/WC

Two side aspect UPVC double glazed windows, modern white suite comprising; panel enclosed double ended bath, pedestal wash basin, low level WC and a double walk-in enclosure with Mira electric shower. Fully tiled walls, spot lights, coving, extractor fan and a chrome heated towel rail.

Externally

There is a block paved, enclosed double driveway to the front of the property access but wrought iron gates. Shared side access leads to the enclosed rear garden with detached garage. The low maintenance rear garden enjoys a sunny South facing aspect with two decked areas, artificial lawned area and a raised pond with pergola over.



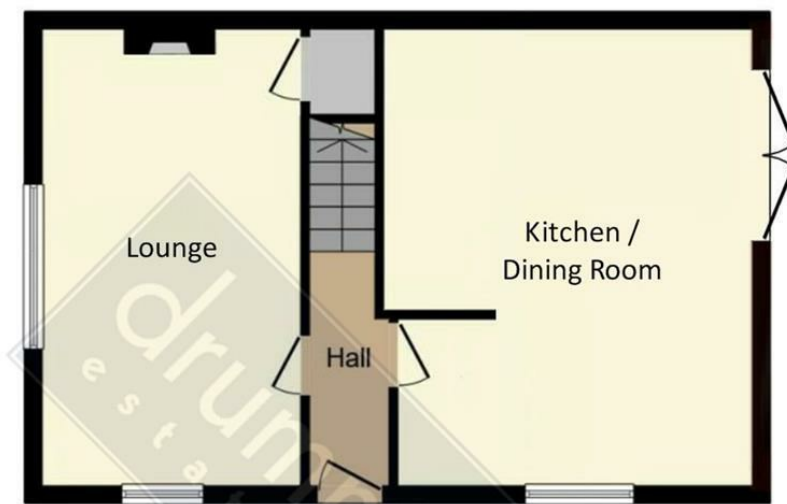




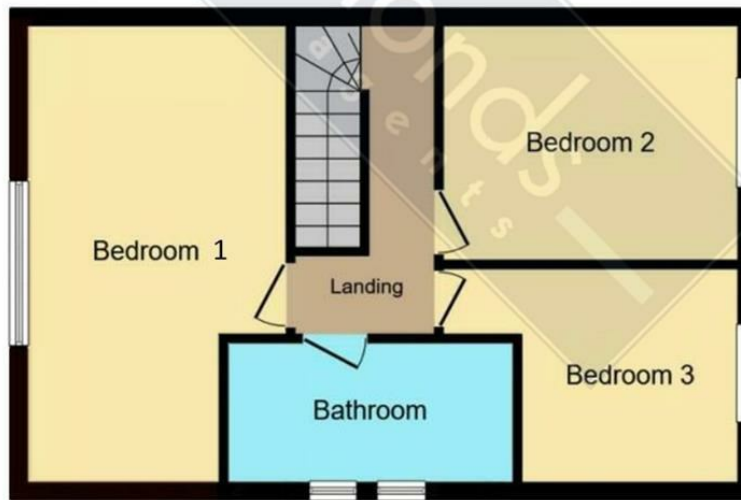
Additional Information

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

Floor Area - 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		
(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 <small>EU Directive 2002/91/EC</small>		
	70	84

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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