



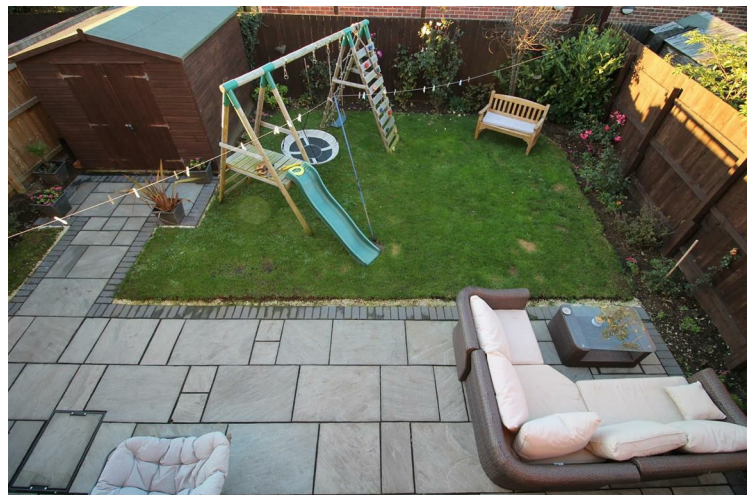
De La Mare Drive
Billingham

£209,000

ENERGY RATING: D-59

Asking price reduced from £225,000 to £209,000 and offered with NO FORWARD CHAIN!! Owners are prepared to move out to ensure you beat the Stamp Duty increase in April 2025.

Located in this small and very quiet road between Coleridge & Tennyson Roads, just off Longfellow Road. This delightful detached house has been significantly upgraded and improved by the current owners. Boasting two spacious reception rooms, a newly fitted Wren kitchen with integrated appliances, three first floor double bedrooms - two with fitted wardrobes, modern family bathroom and newly fitted UPVC double glazed windows & rear door. There is a block paved driveway to the front of the property and an excellent landscaped garden to the rear. Don't miss the opportunity to make this modern detached family home your own. Energy Rating: D-59. Council Tax Band: C (£2,109.61).



- Three Double Bedroom Detached Home • Large 23 ft. Lounge / Dining Room • Sitting Room, Converted from Garage

Entrance Hall

Composite entrance door with feature light, laminate flooring and a radiator.

Sitting Room

4.80m x 2.38m (15'8" x 7'9")

Newly fitted front aspect UPVC double glazed leaded window, laminate flooring and a radiator.

Lounge/Dining Room

7.15m x 3.36m (23'5" x 11'0")

Newly fitted front aspect UPVC double glazed window and rear aspect UPVC double glazed French doors opening to the garden. Laminate flooring and a radiator.

Inner Hall

Staircase to first floor, laminate flooring and a radiator.

Kitchen

3.00m x 3.09m (9'10" x 10'1")

Newly fitted rear aspect UPVC double glazed window and side aspect UPVC door. A range of newly fitted grey shaker style base & wall units with marble effect worksurfaces & matching upstand incorporating 1½ bowl sink & mixer tap, induction hob with oven below & extractor hood over. Integrated washer/dryer, dishwasher and fridge/freezer. AVT flooring, spot light and a modern column radiator.

First Floor Landing

Newly fitted side aspect UPVC double glazed window, spindle staircase, storage cupboard and access to loft.



• Newly Fitted Kitchen with Appliances • Modern 4 Piece Family Bathroom • Block Paved Drive & Landscaped Garden • NO FORWARD CHAIN!! • Energy Rating: D-59 • Council Tax Band: C (£2,109.61)



Bedroom One

3.68m (into ward.) x 2.79m (12'0" (into ward.) x 9'1")

Newly fitted front aspect UPVC double glazed window, built-in sliding wardrobes and a radiator.

Bedroom Two

3.45m x 3.29m (11'3" x 10'9")

Rear aspect UPVC double glazed window, built-in sliding wardrobes and a radiator.

Bedroom Three

2.20m x 3.09m (7'2" x 10'1")

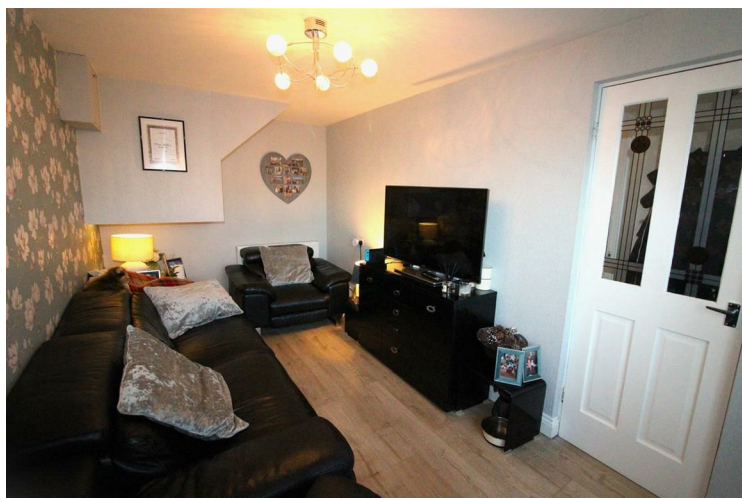
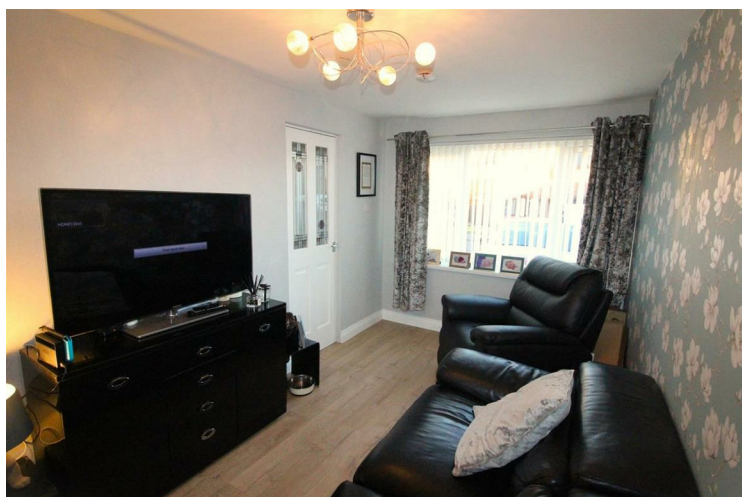
Newly fitted front aspect UPVC double glazed leaded window and a radiator.

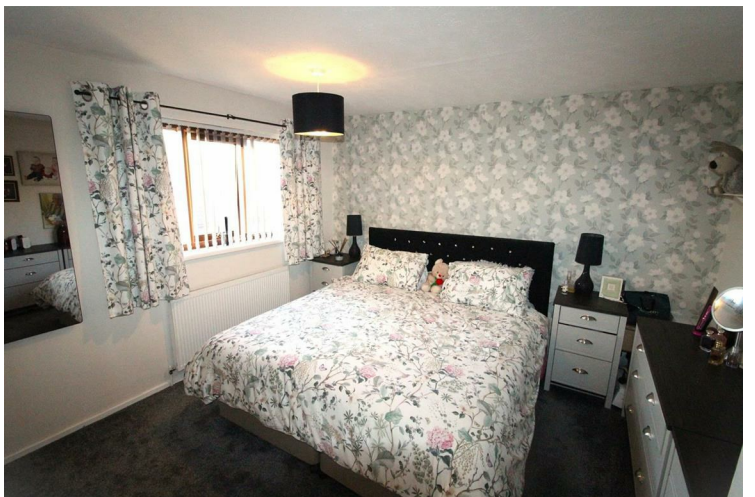
Family Bathroom

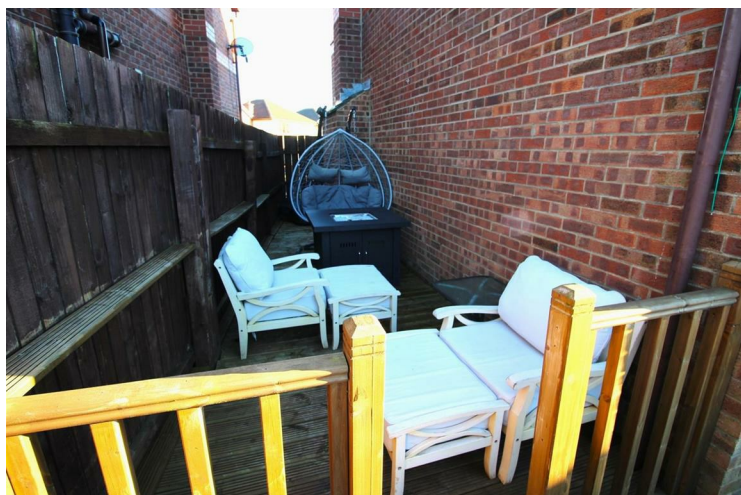
Rear aspect UPVC double glazed window, modern white suite comprising; free-standing double ended bath with chrome mixer tap & shower head, pedestal wash basin, low level WC and a walk-in corner cubicle with thermostatic mixer shower with rainfall & handheld showerheads. Fully tiled walls, tiled floor, UPVC clad ceiling, extractor fan and a heated towel rail.

Externally

There is a lawn and block paved driveway to the front of the property. To the rear is a beautifully landscaped garden with large new patio, lawn, well stocked borders, a secluded deck area to the side of the property and a large wooden garden shed.



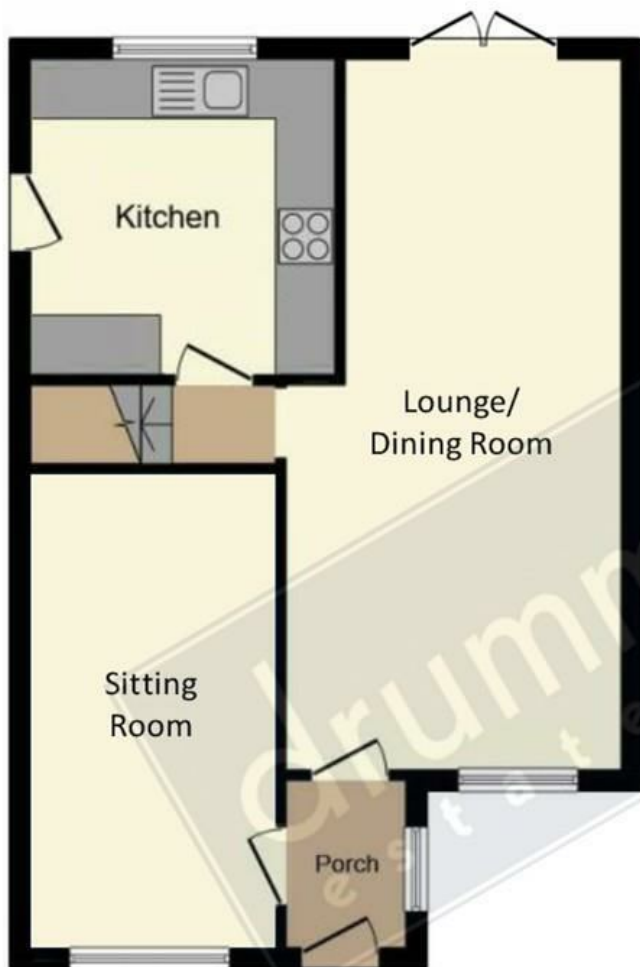




Additional Information

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

Floor Area - 1000.00 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		
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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