



Imperial Road
Billingham

£87,500

ENERGY RATING: D-63

PUBLIC NOTICE

Drummonds Estate Agents are now in receipt of an offer for the sum of £78,000 for 22 Imperial Road, Billingham, TS23 1DW. Anyone wishing to place an offer on this property should contact Drummonds Estate Agents, 63 Queensway, Billingham, TS23 2LU o1642 530919 before exchange of contracts.

We are delighted to offer this three bedroom semi detached house in need of some modernisation but offering spacious living accommodation. Comprising; entrance hall, cloakroom/WC, lounge / diner, kitchen, three first floor bedrooms and family bathroom. There is a lawn garden to the front with a concrete shared driveway leading to a detached garage to the side of the property. To the rear is a large stepped garden with lawn and various shrubs and open views. Energy Rating D. Council Tax Band: A £1,522.82 pa. NO CHAIN!!



• Three Bedrooms • Semi Detached House • Lounge/Diner • Cloakroom/WC • Detached Garage • Large Rear Garden • Energy Rating D • Council Tax Band A £1582.22 • NO ONWARD CHAIN

ENTRANCE

Side aspect UPVC part glazed door oval shaped stained glass feature light.

HALLWAY

Staircase to first floor, under stair meter cupboard, dado rail and a radiator

CLOAKROOM/WC

Side aspect UPVC double glazed window, low level WC and a radiator

LOUNGE/ DINING ROOM

Front aspect UPVC double glazed window and rear aspect patio doors to sun room. Feature fireplace with wood surround, coving, dado rail, ceiling rose and two radiators.

KITCHEN

Rear aspect door to garden. Base and wall units with rolled work surfaces incorporating stainless steel sink and mixer tap. Space for washer, dishwasher, fridge freezer and cooker. Combi boiler.

SUN ROOM

Wooden construction with side and rear aspect windows and French doors to garden.

LANDING

Side aspect UPVC double glazed window.

BEDROOM ONE

Front aspect UPVC double glazed window and a radiator. Access to boarded loft via a pull down ladder.

BEDROOM TWO

Rear aspect UPVC double glazed window and a radiator.

BEDROOM THREE

Side aspect UPVC double glazed window and a radiator

BATHROOM

Side aspect UPVC double glazed window. White suite comprising; panel enclosed bath with mixer shower over, pedestal wash basin and low level WC. Fully tiled walls and a radiator.

EXTERNALLY

There is a lawn garden to the front of the house with a concrete shared driveway to the side leading to a detached garage. To the rear is a large stepped garden mainly lawn.

DISCLAIMER

ALL SERVICES/APPLIANCES HAVE NOT BEEN TESTED AND WILL NOT BE TESTED







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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