



Redworth Road
Billingham

£85,000

ENERGY RATING: TBC

A three bedroom semi detached house with generous sized gardens to the front and rear located close to shops and schools and a short walk to the town centre. The property briefly comprises; entrance hall, lounge, kitchen/diner, three first floor bedrooms, bathroom and a separate WC. There is a lawned garden to the front and a large enclosed garden to the rear with lawn and patios. Energy Rating: C-72. Council tax band: A (£1,582.22). NO ONWARD CHAIN!!



Entrance Hall

UPVC double glazed entrance door with UPVC double glazed side panel, staircase to first floor, understair cupboard and a radiator.

Lounge

5.14m x 4.09m (max.) (16'10" x 13'5" (max.))

Front UPVC double glazed window, feature gas fire, coving and a radiator.

Kitchen/Diner

5.15m x 3.03m (16'10" x 9'11")

Front & side aspect UPVC double glazed windows and a rear aspect UPVC door leading to the garden. A range of base & wall units with rolled worksurfaces and tiled splashbacks incorporating sink and a gas hob with an oven below. Space & plumbing for washing machine, space for fridge/freezer, large walk-in storage cupboard and a radiator.

First Floor Landing

Access to loft, two storage cupboards – one housing a recently installed combi boiler.

Bedroom One

2.97m x 4.10m (9'8" x 13'5")

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

Bedroom Two

3.42m x 3.06m (11'2" x 10'0")

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

Bedroom Three

2.07m x 2.99m (6'9" x 9'9")

Rear aspect UPVC double glazed window and a radiator.

Bathroom

Side aspect UPVC double glazed window, panel enclosed bath with electric shower over, pedestal wash basin, fully tiled walls and a radiator.

Separate WC

Rear aspect UPVC double glazed window and a low level WC.

Externally

There is a lawned garden to the front of the property with gated side access leading to an enclosed rear garden with lawn, patios, borders & a wooden garden shed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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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