



California Close
Stockton-On-Tees

£75,000

ENERGY RATING: C-72

A deceptively spacious three bedroom terraced house located just a short walk from Stockton town centre. The living accommodation briefly comprises; entrance hall, lounge, large walk-in storage cupboard, cloaks/WC, kitchen/dining room, three first floor bedrooms and family bathroom/WC. There is a walled garden to the front of the property and an enclosed rear garden with off-street parking. Energy Rating: C-72. Council Tax Band: A (£1,557.34).



- Deceptively Spacious Terraced House • Three Bedrooms • Lounge & Kitchen/Dining Room • Rear Garden & Off-street Parking

Entrance Hall

Composite entrance door with feature lights, staircase to first floor, large walk-in storage cupboard (1.72m x 2.06m) and a radiator.

Lounge

3.87m x 3.54m (12'8" x 11'7")

Front aspect UPVC double glazed window, feature fireplace, coving, dado rail and a radiator.

Cloaks/WC

Wash basin with tiled splashbacks, low level WC and an extractor fan.

Kitchen/Dining Room

3.17m x 4.51m (10'4" x 14'9")

Rear aspect UPVC double glazed window and composite door opening to the garden. A range of wooden base & wall with units with rolled worksurfaces & tiled splashbacks incorporating a sink unit & mixer tap, electric hob with oven below and an extractor hood over. Space & plumbing for washing machine, breakfast bar, coving, picture rail and a radiator.

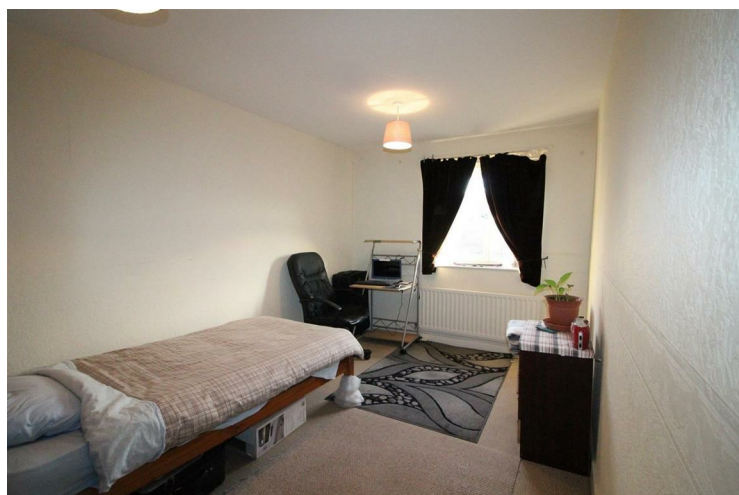
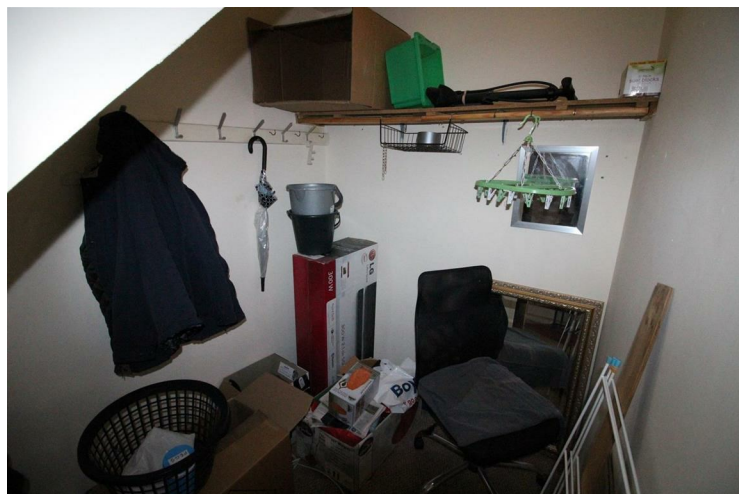
First Floor Landing

Airing/storage cupboard housing Baxi combi boiler, dado rail and access to loft.

Bedroom One

4.92m x 2.76m (16'1" x 9'0")

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



- Close to Stockton Town Centre • Energy Rating: C-72 • Council Tax Band: A (£1,557.34)



Bedroom Two

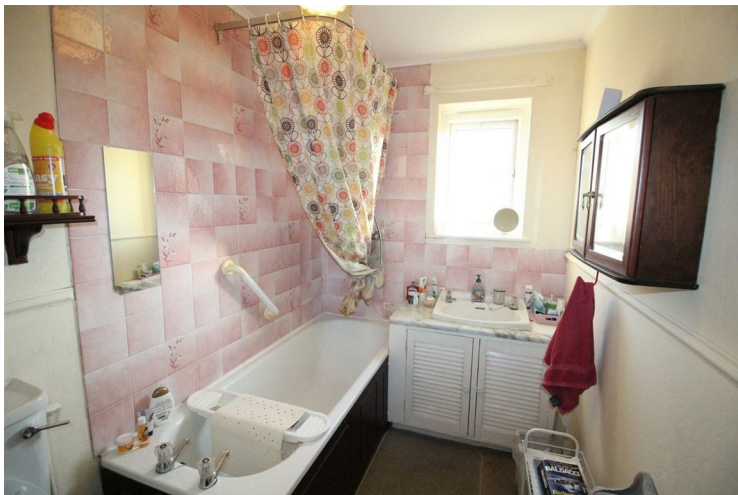
3.94m x 2.59m (12'11" x 8'5")

Front aspect UPVC double glazed window and a radiator.

Bedroom Three

2.95m x 1.85m (9'8" x 6'0")

Front aspect UPVC double glazed window and a radiator.



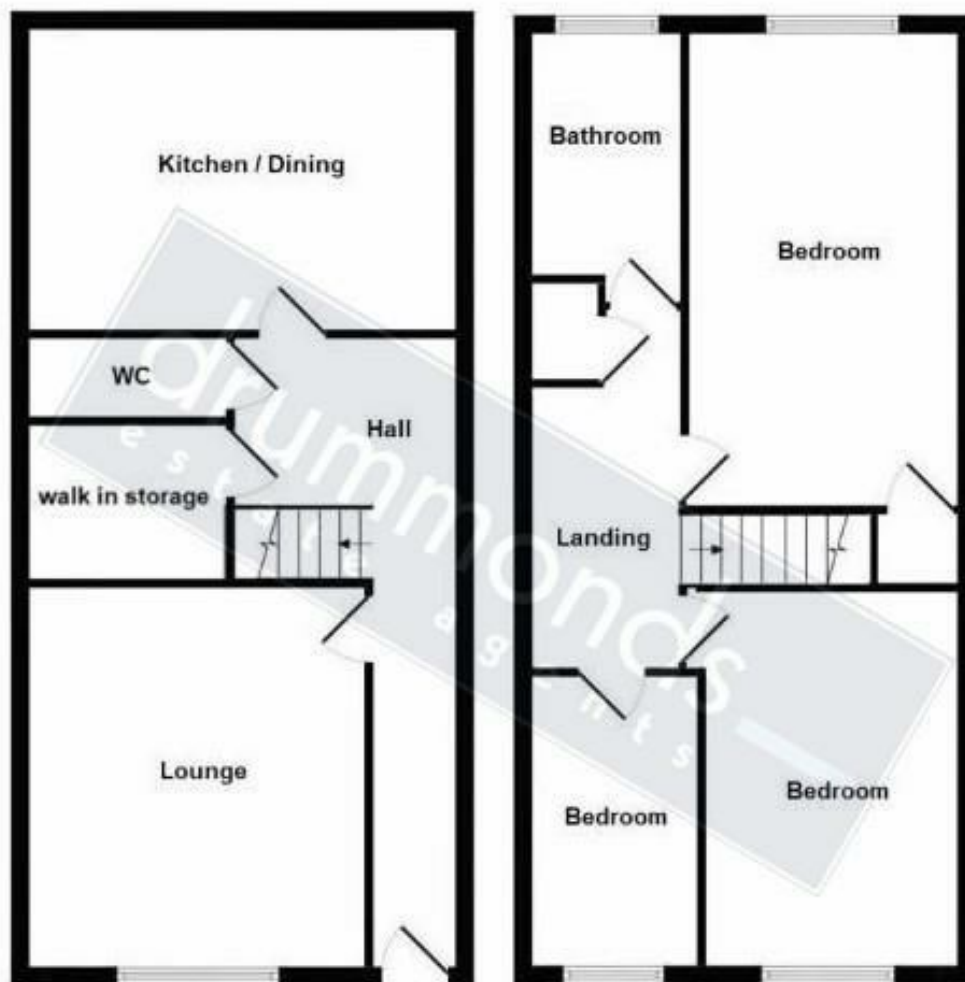
Bathroom/WC

Rear aspect UPVC double glazed window, panel enclosed bath with mixer shower over, vanity unit housing wash basin, low level WC, part tiled walls, and a radiator.

Externally

There is a small walled garden to the front of the property. To the rear is an enclosed garden with gates leading to a hardstanding providing off-street parking.





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	72	86
(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

Billingham Sales
63 Queensway
Billingham
TS23 2LU

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

drummonds
estate agents