



Stokesley Crescent  
Billingham

£130,000  
ENERGY RATING: D-65

A spacious, double fronted end terraced house on this popular road in Old Billingham close to many local amenities and offering easy access to the the A19. The property comprises; entrance hall, lounge, dining room, kitchen, cloaks/WC, three first floor bedrooms and family bathroom. There are large lawned gardens to the front and rear of the property with the rear having a private open outlook. Offered with the benefit of full UPVC double glazing, gas combi central heating and no onward chain. Energy Rating: D-65. Council tax band: A (£1,660.58).



• Double Fronted End Terrace • Three Bedrooms • Two Reception Rooms • Full UPVC D/G & Gas Combi C/H • Large Private Rear Garden • VACANT POSSESSION!! • Energy Rating: D-65 • Council tax band: A (£1,660.58)

### ENTRANCE HALL

Composite entrance door with feature leaded lights, staircase to first floor and laminate flooring.

### LOUNGE

4.99m x 3.51m (16'4" x 11'6")

Front and rear aspect UPVC double glazed windows, wall mounted remote controlled electric fire, coving and a radiator.

### DINING ROOM

3.16m x 3.47m (10'4" x 11'4")

Front aspect UPVC double glazed window, wall mounted remote controlled electric fire, laminate flooring, coving and a radiator.

### KITCHEN

1.68m x 2.95m (5'6" x 9'8")

Rear aspect UPVC double glazed window, base & wall units with rolled work surfaces & tiled splashbacks with stainless steel sink & mixer tap. Tiled floor, pantry, understair storage/meter cupboard and a radiator.

### REAR HALL

UPVC door leading to the garden.

### CLOAKROOM/WC

Low level WC.

### FIRST FLOOR LANDING

3.38m x 3.52m (11'1" x 11'6")

Rear aspect UPVC double glazed window, cupboard housing combi boiler and access to loft.

### BEDROOM ONE

3.38m x 3.52m (11'1" x 11'6")

Front aspect UPVC double glazed window, built-in wardrobes & cupboards and a radiator.

### BEDROOM TWO

2.63m x 3.47m (8'7" x 11'4")

Front aspect UPVC double glazed window, laminate flooring and a radiator.

### BEDROOM THREE

2.22m x 2.50m (7'3" x 8'2")

Rear aspect UPVC double glazed window, laminate flooring and a radiator.

### BATHROOM/WC

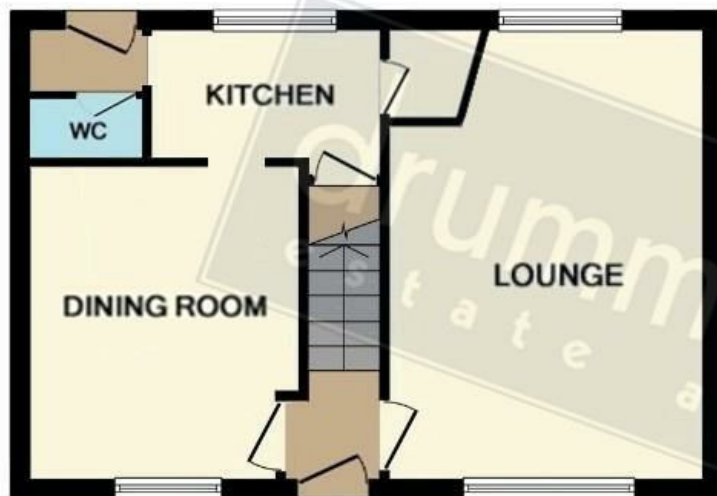
Rear aspect UPVC double glazed, white suite comprising; panel enclosed bath with mixer shower over, pedestal wash basin and low level WC. Part tiled walls and a chrome heated towel rail.

### EXTERNALLY

There is a large lawned garden to the front of the property with side access leading to the rear. To the rear is a large, private garden, mostly lawn with borders, patio area and a wooden garden shed.







**Ground Floor**



**First Floor**

Measurements are approximate. Not to scale. Illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	65	
(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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