



Shadforth Drive
Billingham

Offers Over £190,000

ENERGY RATING: TBC

A significantly extended three bedroom, two reception room family home on this popular road located between Tunstall and Neasham Avenues. Excellently presented throughout, the spacious accommodation comprises; entrance hall, lounge with multi-fuel stove & double doors leading to the dining room, modern kitchen with integrated appliances, utility room, cloaks/WC, three first floor bedrooms and a family bathroom. There is a lawned garden to the front of the property with a double driveway leading to a garage, to the rear is a private, landscaped garden with lawn, deck & paved areas and a wooden summerhouse. Energy Rating: C-71. Council Tax Band: C (£2,214.12).



- Extended Three Bedroom Semi • Two Reception Rooms • Modern Kitchen/Breakfast Room • Family Bathroom, Cloaks/WC & Utility

Entrance Hall

UPVC entrance door with feature light and UPVC double glazed side panels, staircase to first floor, understair meter & storage cupboards, laminate flooring and a radiator.

Lounge

5.00m x 3.70m (16'4" x 12'1")

Front aspect UPVC double glazed bow window, multi-fuel stove with wooden mantle & tiled hearth, laminate flooring, coving, radiator and double doors leading to:

Dining Room

5.19m x 3.13m (17'0" x 10'3")

Rear aspect UPVC double glazed French doors opening to garden, laminate flooring, coving and a radiator.

Kitchen/Breakfast Room

6.00m x 2.80m (19'8" x 9'2")

Rear aspect UPVC double glazed window, a range of cream high gloss base & wall units with rolled worksurfaces & matching upstand incorporating a 1½ bowl sink unit with mixer tap, 5-ring gas hob with glass splashback and stainless steel extractor hood over. Built-in double oven, integrated full height fridge & freezer, breakfast bar, laminate flooring, spot lights and a radiator.

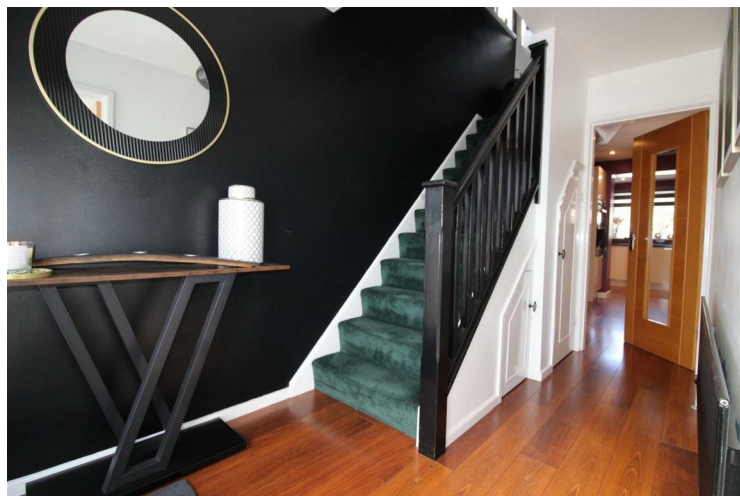
Utility Room

4.31m (max.) x 2.28m (14'1" (max.) x 7'5")

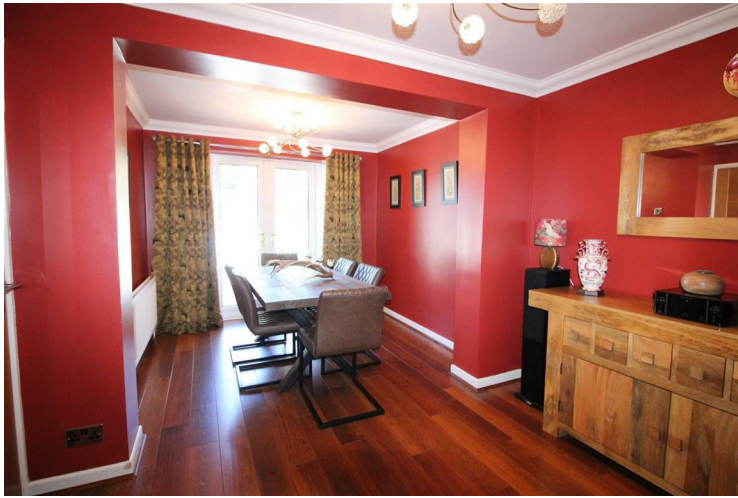
Rear aspect UPVC double glazed window & door opening to the garden, wall units, rolled worksurfaces with tiled splashbacks and space & plumbing below for dishwasher, washing machine and a tumble dryer. Tiled flooring, wardrobe/storage cupboard and a shoe rack/storage unit.

Cloaks/WC

Side aspect UPVC double glazed window, wash hand basin, low level WC, part tiled walls and a tiled floor.



- Large Private Landscaped Garden • Block Paved Drive & Garage • Energy Rating: C-71 • Council Tax Band: C (£2,214.12)



First Floor Landing

Side aspect UPVC double glazed window, spindle staircase, airing/storage cupboard, and access to loft.

Bedroom One

3.74m x 3.51m (12'3" x 11'6")

Front aspect UPVC double glazed window, free-standing wardrobes and a radiator.

Bedroom Two

3.81m x 3.50m (12'5" x 11'5")

Rear aspect UPVC double glazed window, free-standing wardrobes, laminate flooring and a radiator.

Bedroom Three

2.74m x 2.12m (8'11" x 6'11")

Front aspect UPVC double glazed window, free-standing wardrobes, laminate flooring and a radiator.

Family Bathroom

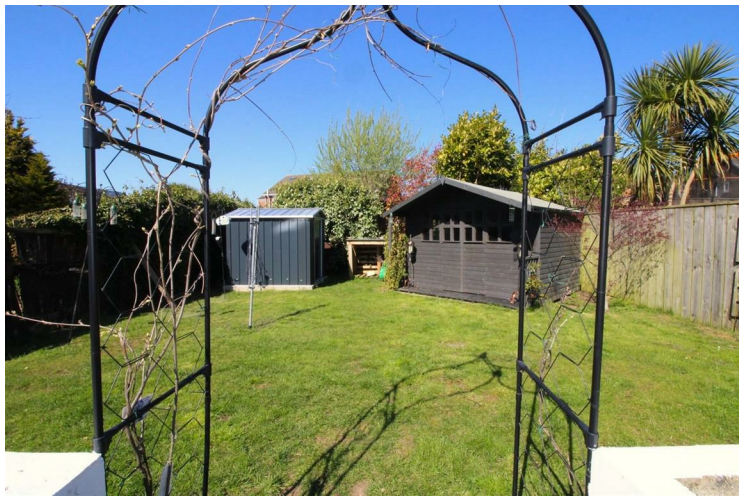
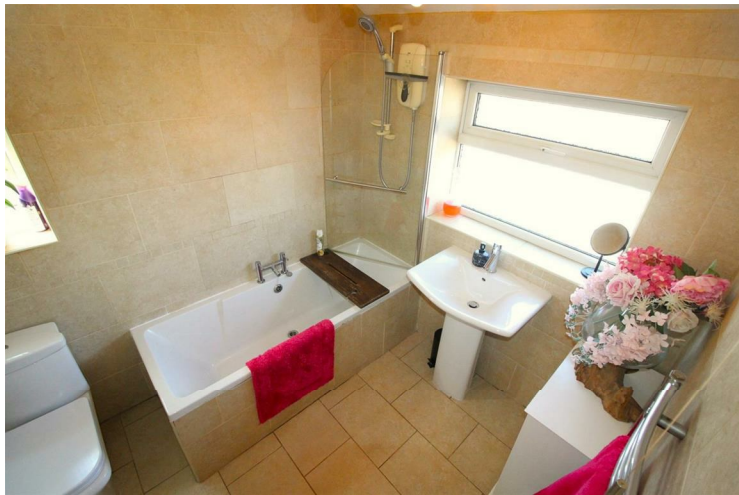
Side & rear aspect UPVC double glazed windows, modern white suite comprising; double ended bath with Mira electric shower over, pedestal wash basin, low level WC, fully tiled walls & floor, extractor fan and a chrome heated towel rail.

Externally

There is a lawned garden to the front of the property with a block paved & gravelled double driveway leading to a garage with up & over door, power & lighting and a recent wall mounted Baxi combi boiler. To the rear is a large, private, landscaped garden with paved, decked and lawned areas, raised flowerbeds, seating, a wooden summerhouse and a metal storage shed.







Additional Information

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

Floor Area - 1175.00 sq ft
Tenure - Freehold



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	
(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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