



Billingham Road
Norton, Stockton-On-Tees

£160,000
ENERGY RATING: D-59

A well presented three bedroom semi-detached house located just a short walk to the very popular Norton High Street. The extended family home comprises; entrance hall, through lounge dining room, kitchen, garden room extension, three first floor bedrooms and bathroom. There is a lawned garden to the front with a driveway providing off-street parking and a garage. To the rear is a large, enclosed mostly lawned garden. No Onward Chain!! Energy Rating: D-59. Council Tax Band: B (£1,906.46).



- Extended Three Bedroom Semi • Two Reception Rooms • Well Presented Throughout • Generous Gardens, Drive & Garage

ENTRANCE HALL

UPVC entrance door with feature light and UPVC double glazed windows to sides and above, staircase to first floor, understair storage & meter cupboards, wooden flooring, coving and a radiator.

LOUNGE//DINING ROOM

7.44m (into bay) x 3.65m (max) (24'4" (into bay) x 11'11" (max))

Front aspect UPVC double glazed bay window and rear aspect UPVC double glazed window. Feature fireplace with marble hearth and inset electric fire. Wooden flooring, coving, picture rail and two radiators.

KITCHEN

2.69m x 2.67m (8'9" x 8'9")

Side aspect UPVC double glazed window. A range of base & wall units with rolled work surfaces & tiled splashbacks incorporating 1½ bowl sink & mixer tap. Space for cooker, space & plumbing for washing machine and a wall mounted Baxi combi boiler.

GARDEN ROOM

3.20m x 2.80m (10'5" x 9'2")

Side & rear aspect UPVC double glazed windows, side aspect UPVC door and a radiator.

FIRST FLOOR LANDING

Side aspect UPVC double glazed window, spindle staircase, coving and dado rail.

BEDROOM ONE

4.29m (into bay) x 3.30m (14'0" (into bay) x 10'9")

Front aspect UPVC double glazed bay window, mirrored sliding wardrobes, coving, picture rail and a radiator.

BEDROOM TWO

3.04m x 2.66m (9'11" x 8'8")

Rear aspect UPVC double glazed window, coving and a radiator.

BEDROOM THREE

2.38m x 2.66m (7'9" x 8'8")

Side UPVC double glazed window, radiator and access to boarded loft room.

BATHROOM

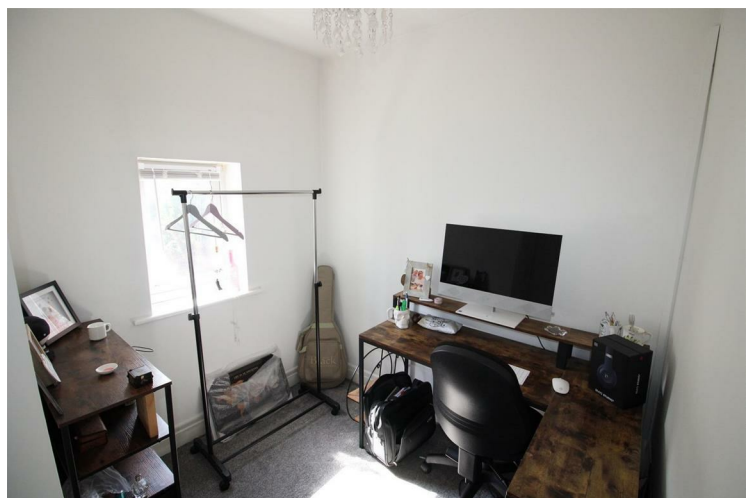
Rear aspect UPVC double glazed window, panel enclosed bath with Mira electric shower over, pedestal wash basin, low level WC, coving, extractor fan and a radiator.

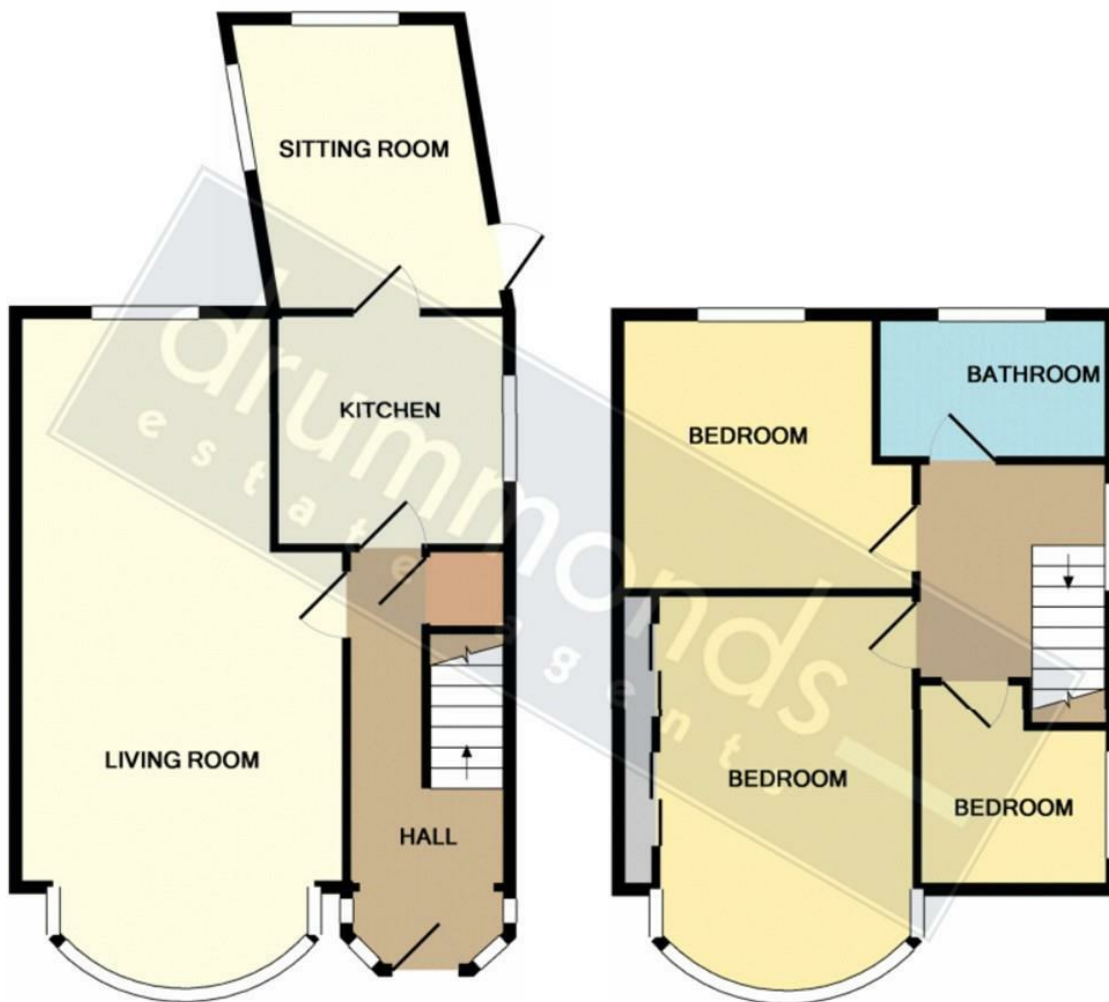
EXTERNALLY

There is a lawned garden to the front of the property with imprinted concrete driveway which leads to a garage. To the rear is a large, enclosed mostly lawned garden.



- Short Walk to Norton High Street • No Onward Chain • Energy Rating: D-59 • Council Tax Band: B (£1,906.46)





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		
(81-91) B		
(69-80) C		
(55-68) D	59	72
(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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