



Barmpton Road
Billingham

£165,000

ENERGY RATING: D-

An excellently presented two double bedrooms semi-detached bungalow modernised and upgraded throughout by the current owners. Offering a delightful blend of comfort and modern living the property comprises; 20 ft. kitchen/diner with appliances, spacious lounge, two double bedrooms both with fitted wardrobes and a modern shower room/WC. There is a low maintenance garden to the front of the property, a long resin bonded driveway to the side, a detached garage with electric roller door and a West facing garden to the rear. Energy Rating: D-65. Council Tax Band: B (£1,937.35).



- Semi-detached Bungalow • Two Double Bedrooms with Wardrobes • Kitchen/Diner with Appliances • Modern Shower Room

Kitchen/Diner

6.28m x 2.27m (20'7" x 7'5")

Side aspect composite entrance door, front aspect UPVC double glazed French doors and a side aspect UPVC double glazed window. A range of grey high gloss base & wall units with square edge worksurfaces & tiled splashbacks incorporating 1½ bowl ceramic sink & mixer tap and a halogen hob. Built-in AEG oven & microwave oven. Free-standing American style fridge/freezer and a space & plumbing for a washing machine. Breakfast bar with two stools, laminate flooring, modern column radiator and an electric chrome heated towel rail.

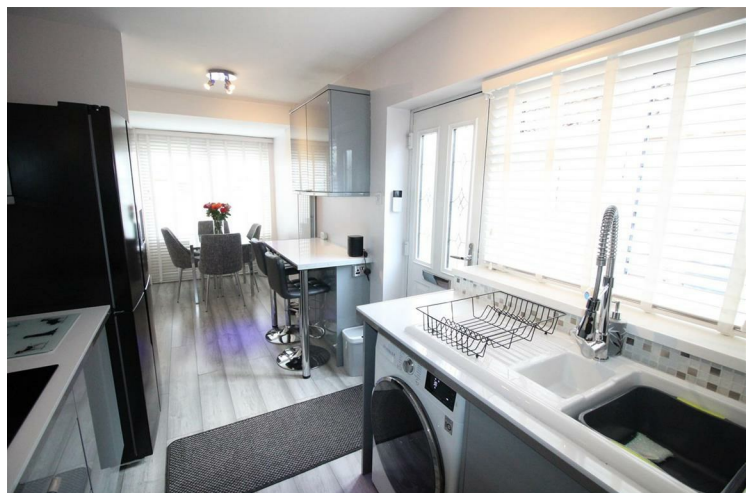
Lounge

4.83m x 3.64m (15'10" x 11'11")

Front aspect UPVC double glazed bow window, feature wooden fire surround with slate hearth & electric flame effect stove. Coving to ceiling and a modern column radiator.

Inner Hall

Storage/cloaks cupboard and access to part boarded loft via a pull down ladder with lighting and Baxi combi boiler.



- West Facing Rear Gardens • Long Driveway & Detached Garage • Energy Rating: D-65 • Council Tax Band: B (£1,937.35)



Bedroom One

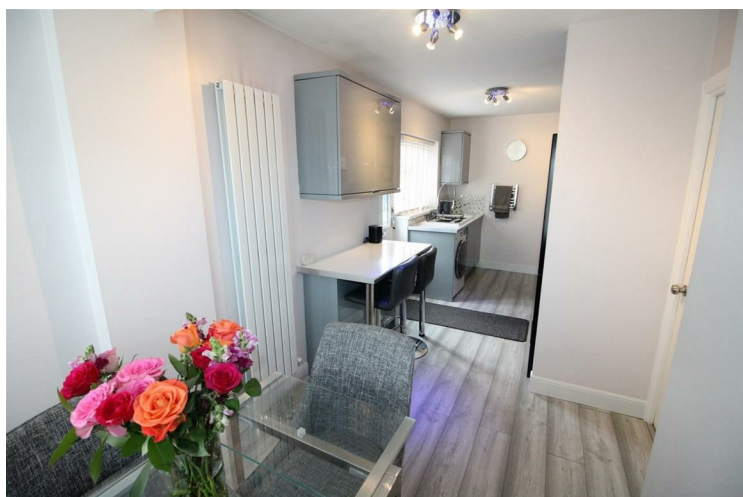
4.65m (into wardrobes) x 2.71m (15'3" (into wardrobes) x 8'10")

Rear aspect UPVC double glazed window, fitted sliding wardrobes and a radiator.

Bedroom Two

3.22m x 2.73m (10'6" x 8'11")

Rear aspect UPVC double glazed window, fitted sliding wardrobes and a radiator.



Shower Room

Side aspect UPVC double glazed window, modern suite comprising; walk-in cubicle with thermostatic mixer shower, pedestal wash basin and a low level WC. UPVC clad walls & ceiling, extractor fan and a heated towel rail.

Externally

There is an open garden to the front of the property with artificial lawn and gravelled borders. A long resin bonded driveway to the side provides parking for up to three cars and leads to a detached garage (5.06m x 2.73m) with remote controlled roller door, power supply, lighting and a rear aspect UPVC double glazed window. To the rear is an enclosed, West facing garden with a lawn, large patio area and a wooden garden shed.



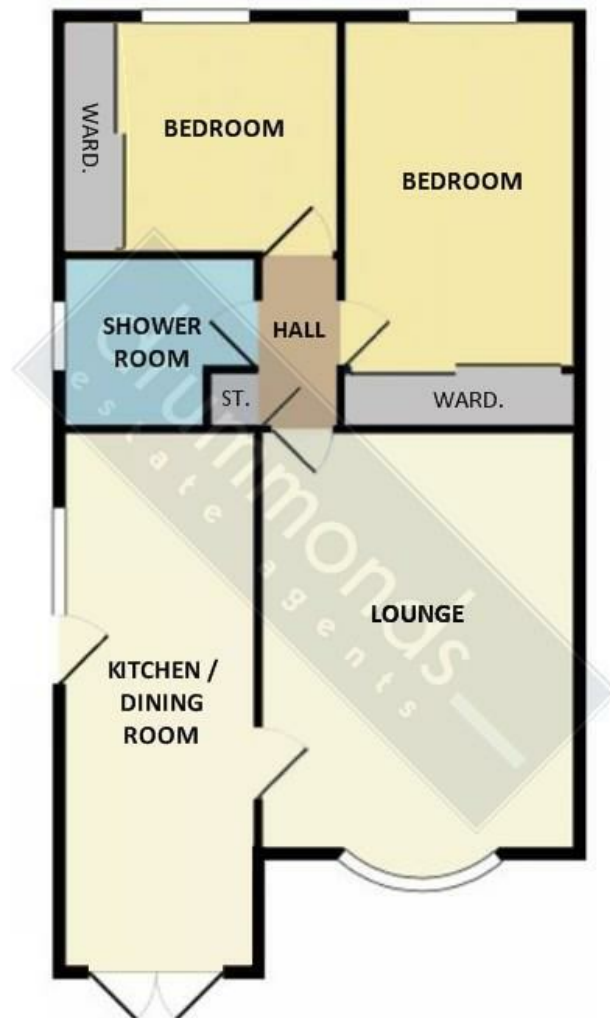




Additional Information

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

Floor Area - 645.00 sq ft
Tenure - Freehold



MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE.
FOR ILLUSTRATIVE PURPOSES ONLY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	84
(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