



Kempston Way
Stockton-On-Tees

£135,000
ENERGY RATING: D-68

A spacious two double bedroom semi-detached property located in this very quiet cul-de-sac which is situated within easy access of Norton High Street with its great range of cafe's, bars, shops and restaurants. Ideally suited to first time buyers the accommodation briefly comprises; entrance porch, lounge, separate dining room, kitchen, two first floor double bedrooms with fitted wardrobes and a modern bathroom. There are very well maintained gardens to the front and rear of the property with a driveway to the side providing off-street parking and leading to a detached garage. Energy Rating: D-68. Council Tax Band: B (£1,733.48).



- Two Double Bedroom • Semi Detached House • Spacious Lounge • Separate Dining Room • Gardens, Drive & Garage • Popular Quiet Cul-de-sac • Energy Rating: D-68 • Council Tax Band: B (£1,733.48)

ENTRANCE PORCH

UPVC entrance door, front aspect UPVC double glazed window and meter cupboards.

LOUNGE

Front aspect UPVC double glazed window, feature fireplace with inset electric fire, staircase to first floor, coving, ceiling rose and a radiator.

DINING ROOM

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

KITCHEN

Rear aspect windows and a door leading to the garden. A range of base & wall units with rolled worksurfaces and tiled splashbacks incorporating stainless steel sink & mixer tap. Space for gas cooker, space for fridge/freezer and space & plumbing for washing machine.

FIRST FLOOR LANDING

Airing/storage cupboard and access to loft via pull down ladder.

BEDROOM ONE

Front aspect UPVC double glazed window, built-in mirrored sliding wardrobes & a storage cupboard, coving and a radiator.

BEDROOM TWO

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

BATHROOM

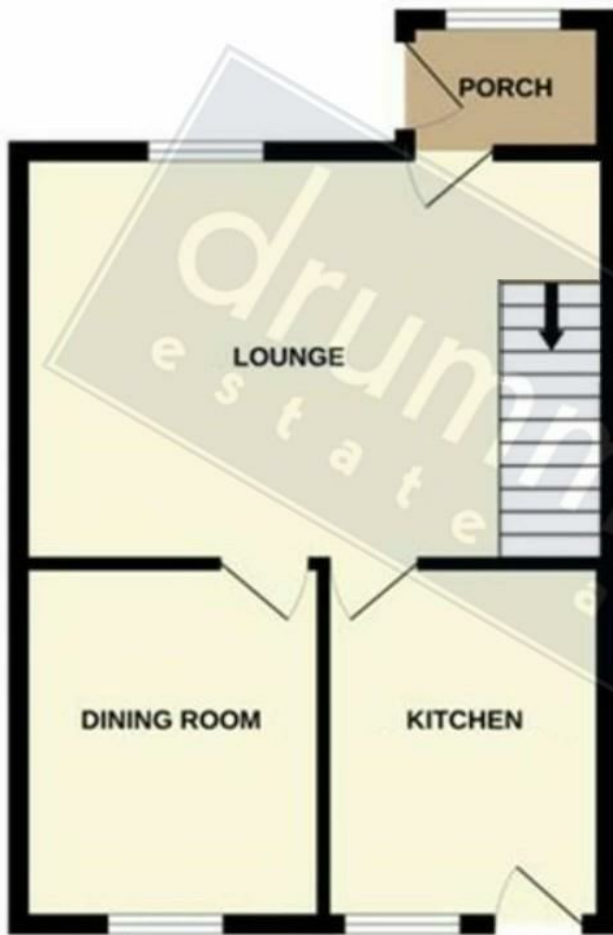
Rear aspect UPVC double glazed window, modern white suite comprising; panel enclosed bath with Mira electric shower over, pedestal wash basin and a low level WC. Fully tiled walls and a radiator.

EXTERNALLY

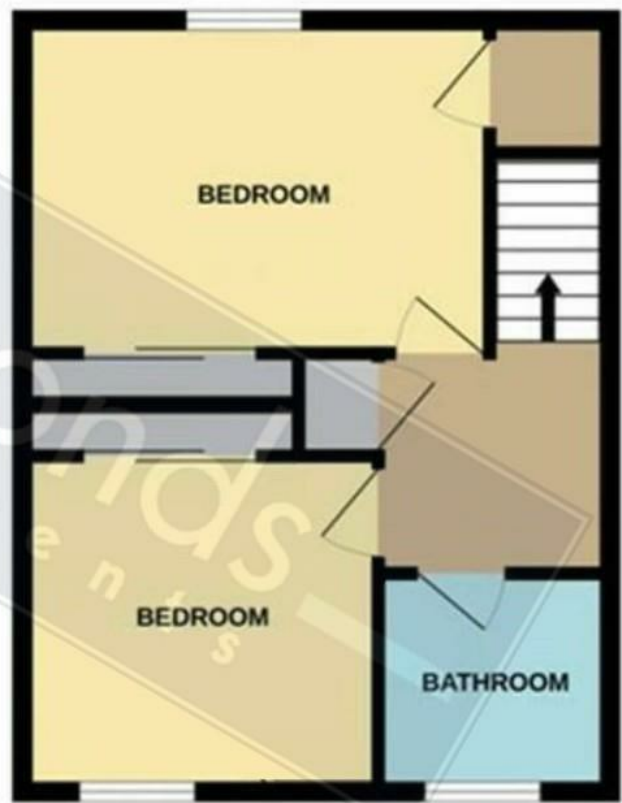
There is a lawned garden to the front of the property with borders and a driveway to the side providing off-street parking leading to a detached garage with up & over door. To the rear is an enclosed South-Easterly facing garden with lawns, borders and patio areas.








Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	68	
(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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