



Central Avenue
Billingham

£150,000

ENERGY RATING:

A superbly presented double fronted house, on this popular Road in Billingham close to many local amenities and offering easy access to the A19. The generous and practical living accommodation comprises; entrance hall, lounge with French doors to the garden & multi-fuel burning stove, separate dining room, stunning kitchen with integrated appliances, three first floor bedrooms and a gorgeous bathroom. There are beautifully maintained gardens to the front and rear of the property with a driveway to the front providing parking and a large, South facing rear garden with extensive lawns and patio. Energy Rating: D-60. Council Tax Band: A (£1,660.58).



- Double Fronted Three Bedroom House • Superbly Presented Throughout • Two Reception Rooms • Stunning Kitchen & Bathroom

Entrance Hall

UPVC entrance door with feature light, staircase to the first floor and tiled flooring.

Lounge

5.00m x 3.48m (16'4" x 11'5")

Front aspect UPVC double glazed window and rear aspect UPVC double glazed French doors opening onto the patio. Feature fireplace with wooden mantle, tiled hearth & multi-fuel burning stove, coving and two radiators.



Dining Room

3.13m x 3.49m (10'3" x 11'5")

Front aspect UPVC double glazed window, cast iron feature fireplace with tiled hearth, coving and a radiator.



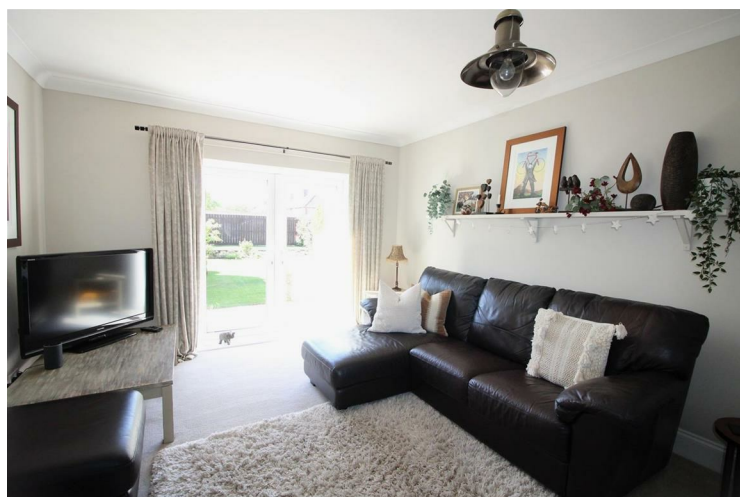
Kitchen

1.68m x 4.44m (5'6" x 14'6")

Rear aspect UPVC double glazed window and door opening to the garden. A range of base & wall units with solid wood worksurfaces and tiled splashbacks incorporating a Belfast sink & mixer tap, 5-ring gas hob with oven below & a stainless steel extractor hood over. Integrated washing machine, fridge and freezer, tiled flooring with underfloor heating and an understair storage area.

First Floor Landing

Rear aspect UPVC double glazed window, access to loft via pulldown aluminium ladder, wall mounted combi boiler and a radiator.



- Excellently Presented Gardens • Large South Facing Rear Aspect • Energy Rating: TBC • Council Tax Band: A (£1,660.58)



Bedroom One

2.64m x 4.81m (into wardrobes) (8'7" x 15'9" (into wardrobes))

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

Bedroom Two

3.40m x 3.50m (11'1" x 11'5")

Front aspect UPVC double glazed window and a radiator.

Bedroom Three

2.25m x 2.56m (7'4" x 8'4")

Rear aspect UPVC double glazed window and a radiator.

Bathroom/WC

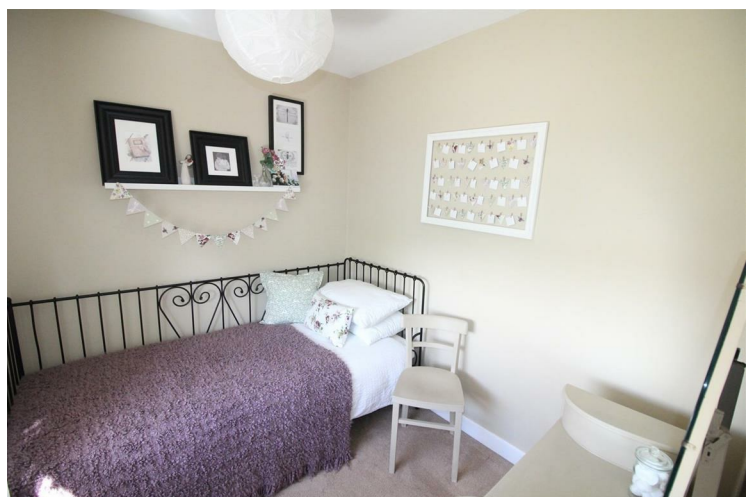
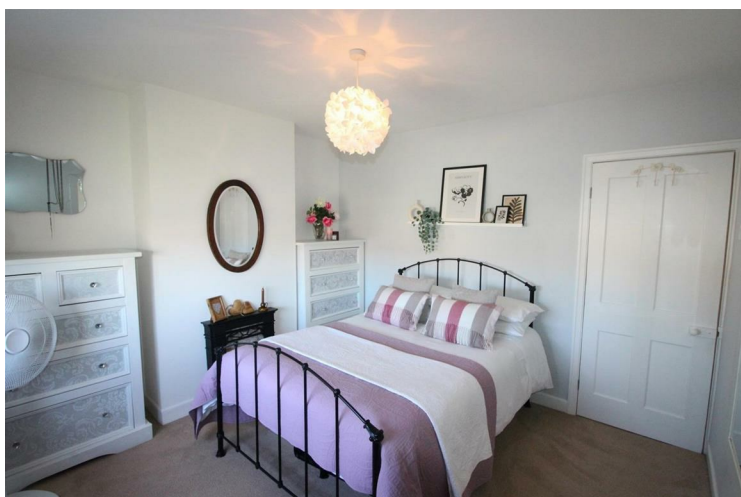
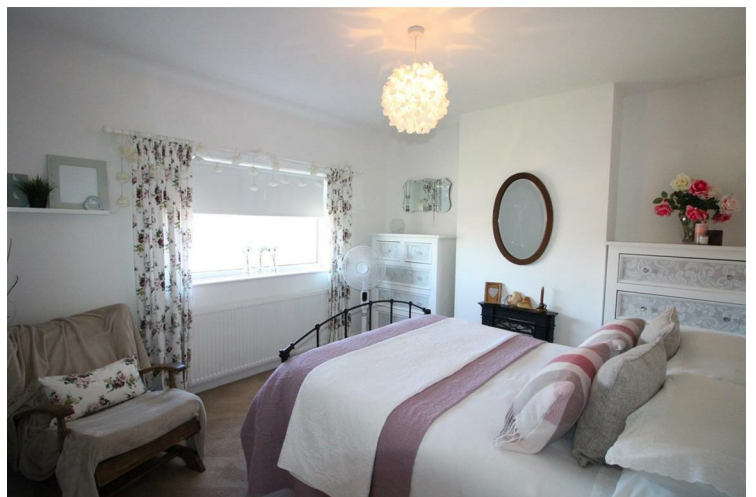
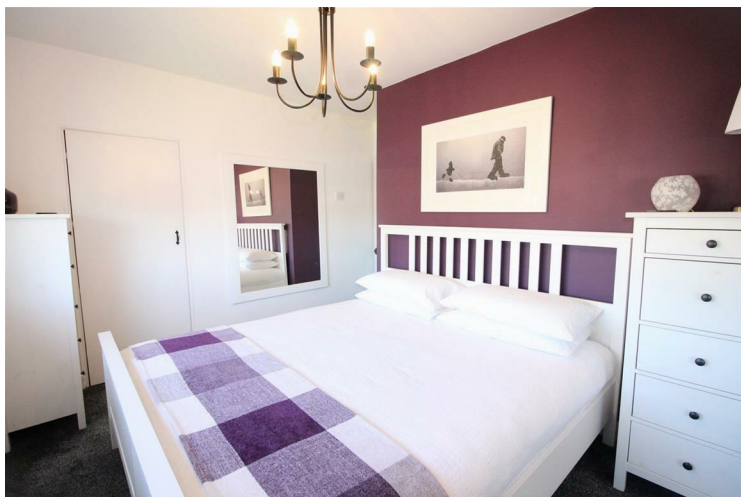
Rear aspect UPVC double glazed window, traditional white suite comprising; bath with telephone mixer tap & showerhead and a thermostatic mixer shower over, pedestal wash basin and low level WC. Fully tiled walls, tiled floor and a white column radiator with chrome heated towel rail.



Externally

There are beautifully maintained gardens to the front and rear of the property. To the front there is a driveway providing off-street parking, lawn, borders and shrubs. There is a 70 ft, enclosed, South facing garden to the rear with lawns, large stone patio, established shrubs & hedges, borders, wooden garden shed, greenhouse, external hot & cold taps and electrical socket.



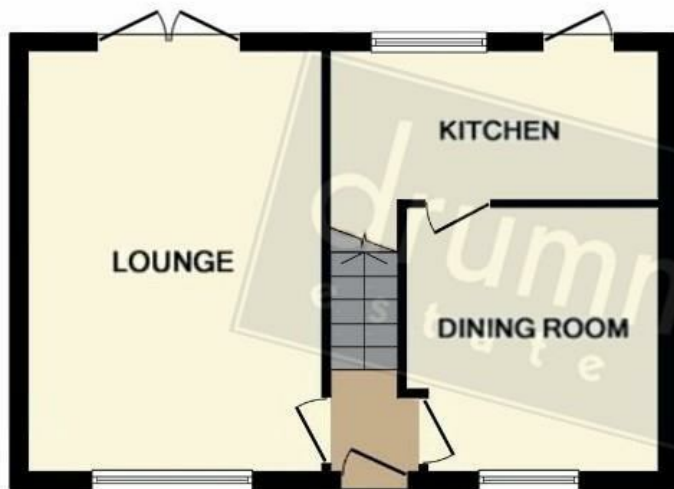




Additional Information

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

Floor Area - sq ft
Tenure - Freehold

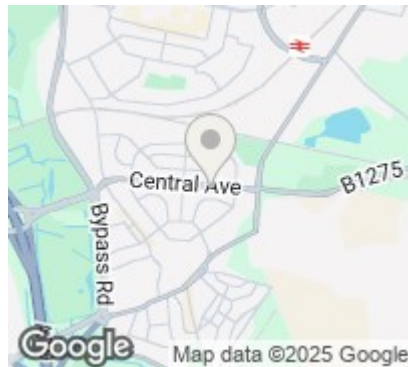


Ground Floor



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		
(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

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