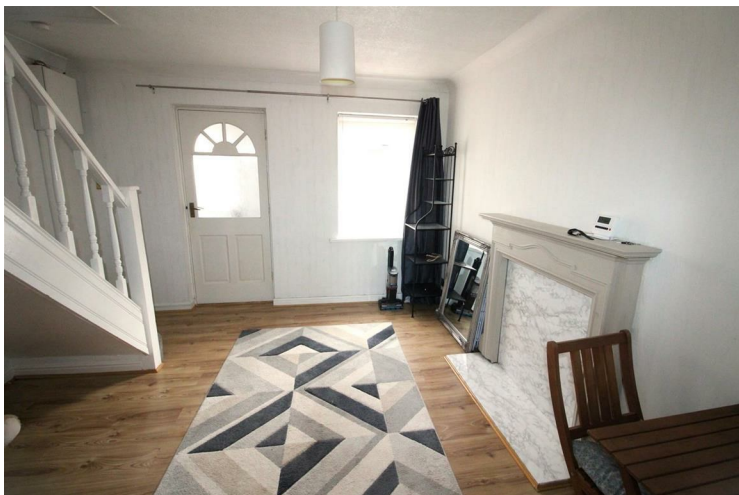




Byron Close  
Billingham

£110,000  
ENERGY RATING: D-68

Located in this small and quiet cul-de-sac is a well presented two bedroom semi-detached house. Ideal for first time buyers the property comprises; entrance porch, lounge, kitchen, two first floor bedrooms and bathroom/WC. There is lawn to the front, driveway to the side and an enclosed garden to the rear. Benefitting from recent UPVC double glazed windows & door and no onward chain. Energy Rating: D-86. Council Tax Band: A (£1,660.58).



- Two Bedroom Semi Detached • Excellent First Time Buy • Front & Rear Gardens & Drive • Recent UPVC Double Glazing

## Entrance Porch

UPVC entrance door and a front aspect UPVC double glazed window.

## Lounge

**3.89m x 3.59m (12'9" x 11'9")**

Front aspect UPVC double glazed window, feature fireplace, staircase to first floor, laminate flooring, coving and a radiator.

## Kitchen

**2.49m x 3.60m (8'2" x 11'9")**

Rear aspect UPVC double glazed window and double glazed patio doors leading to the garden. Base & wall units with rolled worksurfaces and tiled splashbacks incorporating a stainless steel sink & mixer tap. Gas cooker, space & plumbing for washing machine, space for fridge/freezer, wall mounted Baxi combi boiler and a radiator.

## First Floor Landing

Spindle staircase and access to loft.

## Bedroom One

**2.34m x 3.61m (7'8" x 11'10")**

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

## Bedroom Two

**2.00m x 3.61m (max.) (6'6" x 11'10" (max.))**

Two front aspect UPVC double glazed windows, two built-in cupboards and a radiator.

## Bathroom/WC

Side aspect UPVC double glazed window, double ended spa bath with electric shower over, pedestal wash basin and a low level WC. Fully tiled walls and a chrome heated towel rail.

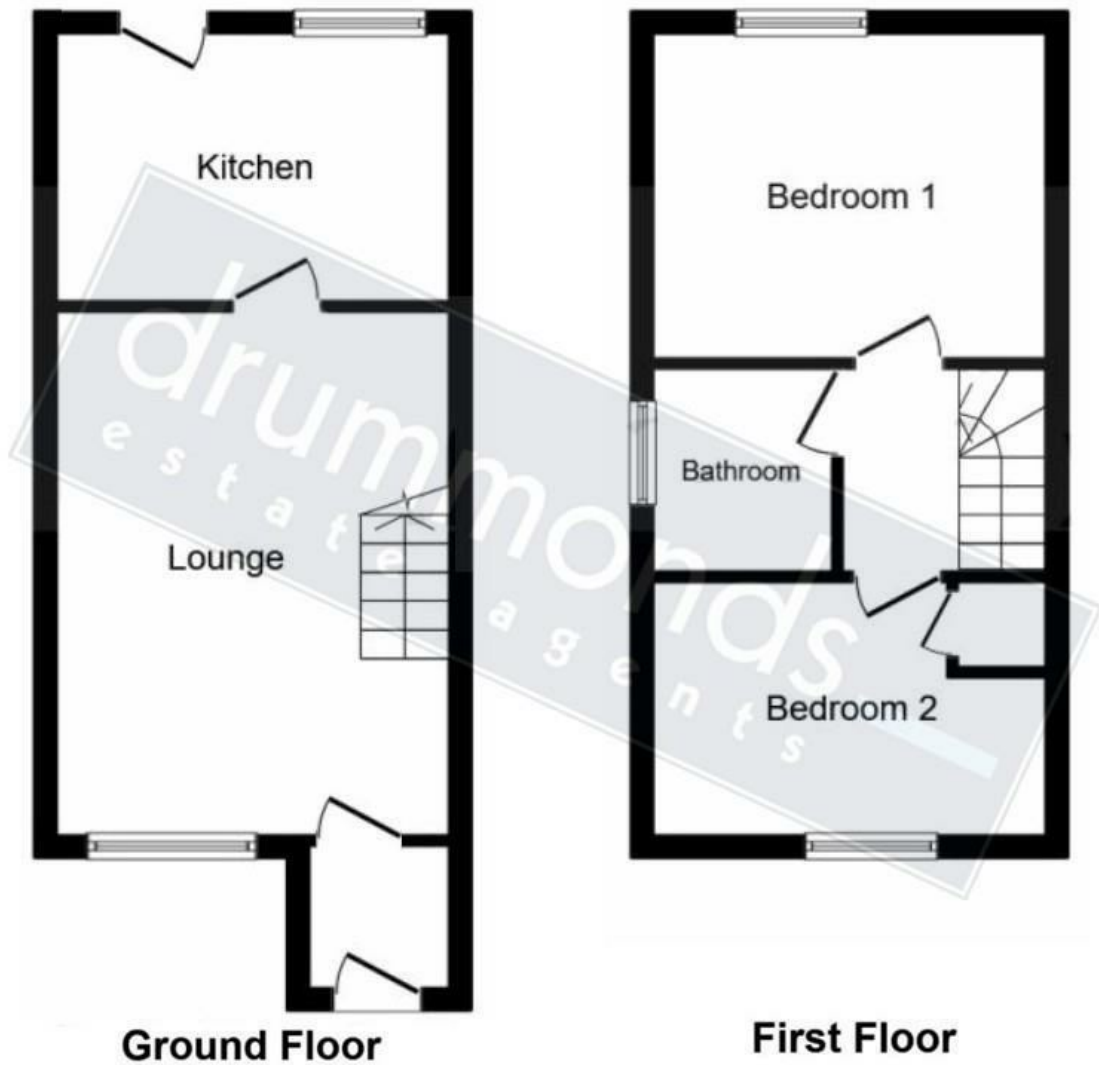
## Externally

There is an open lawn to the front of the property, with driveway to the side providing off-street parking. To the rear is an enclosed garden, mostly lawn with patio and a wooden shed.



- Small Quiet Cul-de-sac • On Onward Chain!! • Energy Rating: D-86 • Council Tax Band: A (£1,660.58)





Measurements are approximate. Not to scale. For illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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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