



57 Driffield Way
Billingham

£165,000
FREEHOLD

We offer for sale this beautifully presented three bedroom semi detached house on a fantastic corner plot in the desirable area of Driffield Way, Billingham. With three well-proportioned bedrooms, this is an ideal home for families or those seeking extra space. The large West facing rear lawn garden and the paved driveway providing parking for two/three cars and leading to a detached brick garage are stand out features of this property. Benefitting from Gas Combi central heating and UPVC double glazing the living accommodation briefly comprises; Entrance hallway, cloakroom/WC, lounge, kitchen/diner to the ground floor with three bedrooms and family bathroom to the first floor. Council tax band B £1937.35pa. Awaiting energy report. EARLY VIEWING IS HIGHLY RECOMMENDED!!



- Three Bedrooms • Semi Detached House • Large Kitchen/Diner • Cloakroom/WC • Large West Facing Rear Garden • Driveway and Garage • Council Tax Band B £1937.35pa • Awaiting Energy Report

ENTRANCE HALLWAY

Side aspect UPVC part glazed door with feature lights. Front aspect UPVC double glazed window, laminate flooring and staircase to first floor.

CLOAKROOM / WC

Corner wash basin, low level WC, laminate flooring and a radiator.

LOUNGE

15'2" x 12'5"

Front aspect UPVC double glazed window. Feature fireplace with wooden surround, hearth and electric fire. Laminate flooring, coving and a radiator.

KITCHEN/DINER

15'9" x 7'11"

Rear aspect UPVC double glazed window and door to garden. A range of base and wall units with rolled wood effect work surfaces & tiled splashbacks incorporating 1 1/2 bowl stainless steel sink and mixer tap. Gas hob with electric oven below & stainless steel extractor hood over. Space for washer and fridge/freezer. Laminate flooring, radiator and under stairs storage cupboard.

LANDING

Side aspect UPVC double glazed window, access to partly boarded loft via pull down ladder.

BEDROOM ONE

14'0" x 9'3"

Front aspect UPVC double glazed window and a radiator.

BEDROOM TWO

9'6" x 9'1"

Rear aspect UPVC double glazed window and a radiator.

BEDROOM THREE

10'9" x 6'5"

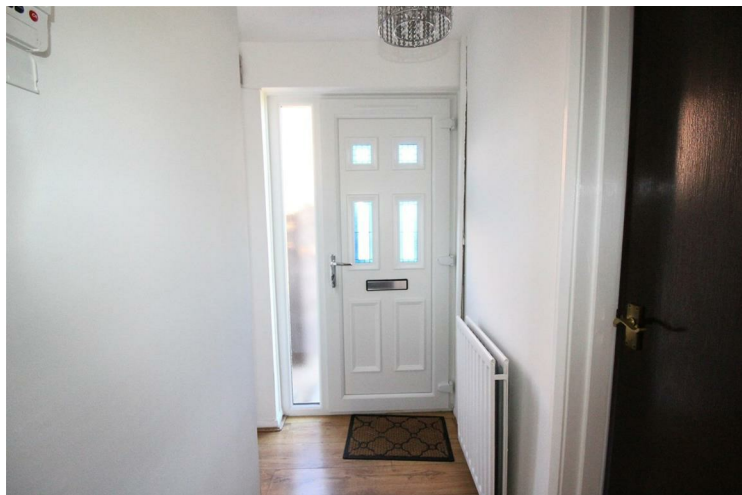
Front aspect UPVC double glazed window and a radiator. Built in airing cupboard housing gas combi boiler.

FAMILY BATHROOM

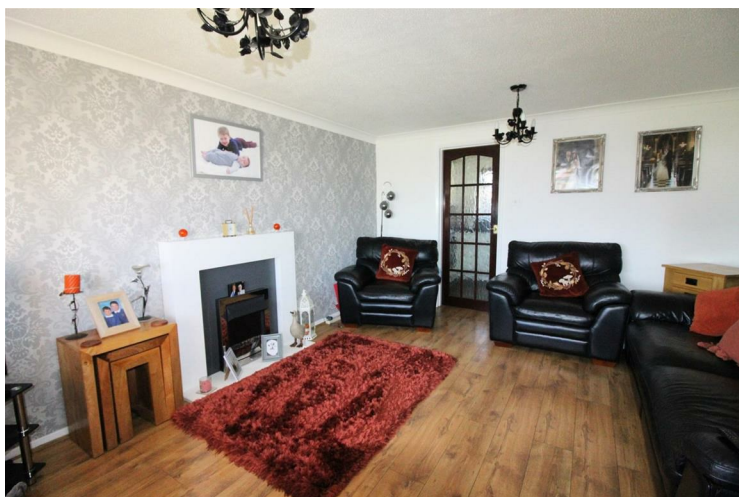
Rear aspect UPVC double glazed window. White suite comprising; panel enclosed bath with electric shower over, pedestal wash basin and low level WC. Fully tiled walls, radiator and an extractor fan

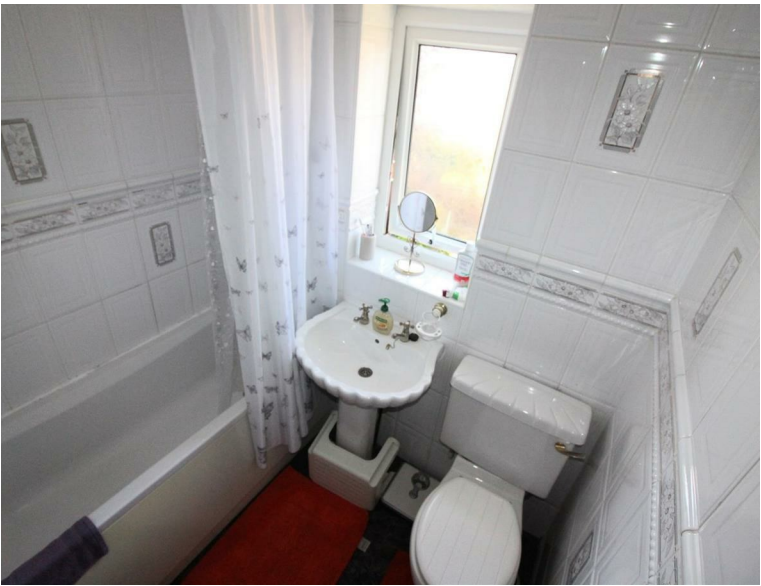
EXTERNALLY

To the front there is a large paved driveway leading to a detached brick built garage which provides off road parking



for two/three cars. Along with a tidy lawn this provides a great kerb appeal. To the rear is a large West facing garden which is mainly lawn providing great space for outdoor entertaining!








Additional Information

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

Floor Area - sq ft
Tenure - Freehold



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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