



Dorset Crescent
Billingham

£100,000
ENERGY RATING: C-69

A tidy two double bedroom, two reception room house in this quiet cul-de-sac just off Cowpen Lane and close to Billingham town centre, schools, shops and amenities. The property comprises; entrance hall, lounge, dining room, modern kitchen, two first floor double bedrooms and a white bathroom/WC. There is a gravelled garden to the front of the property and an enclosed lawned garden to the rear. VACANT POSSESSION!! Energy Rating: C-69. Council Tax Band: A (£1,660.58).



- Two Double Bedrooms • Two Reception Rooms • Front & Rear Gardens • Quiet cul-de-sac Location • Close to Town Centre & Amenities

Entrance Hall

UPVC door with oval shaped leaded feature light, staircase to first floor and a radiator.

Lounge

Front aspect UPVC double glazed bay window, feature fireplace with marble hearth & a gas fire. Radiator.

Dining Room

Rear aspect UPVC double glazed window, two large storage cupboards and a radiator.

Kitchen

Side & rear aspect UPVC double glazed windows and a side aspect door opening to the garden. A range of modern base & wall units with wood effect rolled worksurfaces & tiled splashbacks, incorporating a stainless steel sink & mixer tap, and a gas hob with oven below & extractor hood over. Washing machine and an integrated fridge/freezer.

First Floor Landing

Access to loft.

Bedroom One

Front aspect UPVC double glazed window, built-in cupboard housing combi boiler, and a radiator.

Bedroom Two

Rear aspect UPVC double glazed windows, built-in cupboard, radiator.

Bathroom/WC

Rear aspect UPVC double glazed window, white suite comprising: panel enclosed bath with Mira electric shower over, pedestal wash basin and low level WC. Fully tiled walls and a chrome heated towel rail.

Externally

There is a gravelled garden to the front of the property with side alley giving access to an enclosed garden with lawn, flowerbeds and a patio area.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	85
(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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