



Church Lane
Redmarshall, Stockton-On-Tees

£150,000
ENERGY RATING: TBC

**** SIGNIFICANTLY REDUCED **** Modernisation required ****** Set in the heart of this very popular village is a spacious family home, the extended living accommodation comprises; entrance hall, 22 ft. lounge, kitchen/diner, utility room with cloaks/WC, three first floor double bedrooms and family bathroom. There are low maintenance gardens to the front & rear with a long paved driveway to the side leading to a detached brick garage. Offered with the benefit of UPVC double glazing, gas combi central heating and no onward chain. Energy Rating: D-62. Council Tax Band: B (£1929.05).



- Three Double Bedrooms • Extended Semi-Detached House • 22 ft. Lounge & Kitchen/Diner • Long Driveway & Detached Garage

Entrance Hall

UPVC entrance door with feature light, two side aspect UPVC double glazed windows, staircase to first floor, understair meter cupboard, laminate flooring and a radiator.

Lounge

6.93m x 3.77m (22'8" x 12'4")

Front aspect UPVC double glazed bay window and a rear aspect UPVC double glazed window, feature fireplace with wooden surround, marble hearth & a gas living flame fire, coving and two radiators.

Kitchen/Diner

4.11m x 2.86m (13'5" x 9'4")

Three side aspect UPVC double glazed windows, a range of base & wall units with rolled worksurfaces & tiled splashbacks incorporating 1½ bowl stainless steel sink & mixer tap. Electric cooker, pantry, wall mounted combi boiler and a radiator.

Utility Room

2.51m x 1.70m (8'2" x 5'6")

Side & rear aspect UPVC double glazed windows, Side aspect UPVC door leading to the garden, plumbing for washing machine and a radiator.

Cloaks/WC

Rear aspect UPVC double glazed window, wash basin, low level WC and a radiator.

First Floor Landing

Front aspect UPVC double glazed window, radiator and access to part boarded loft via pull-out wooden ladder.

Bedroom One

2.94m x 3.75m (9'7" x 12'3")

Front aspect UPVC double glazed window, fitted wardrobes & cupboards and a radiator.

Bedroom Two

3.28m x 3.03m (10'9" x 9'11")

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

Bedroom Three

3.17m x 2.87m (10'4" x 9'4")

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

Bathroom

Side aspect UPVC double glazed window, panel enclosed bath with electric shower over, pedestal wash basin, low level WC, fully tiled walls and a radiator.

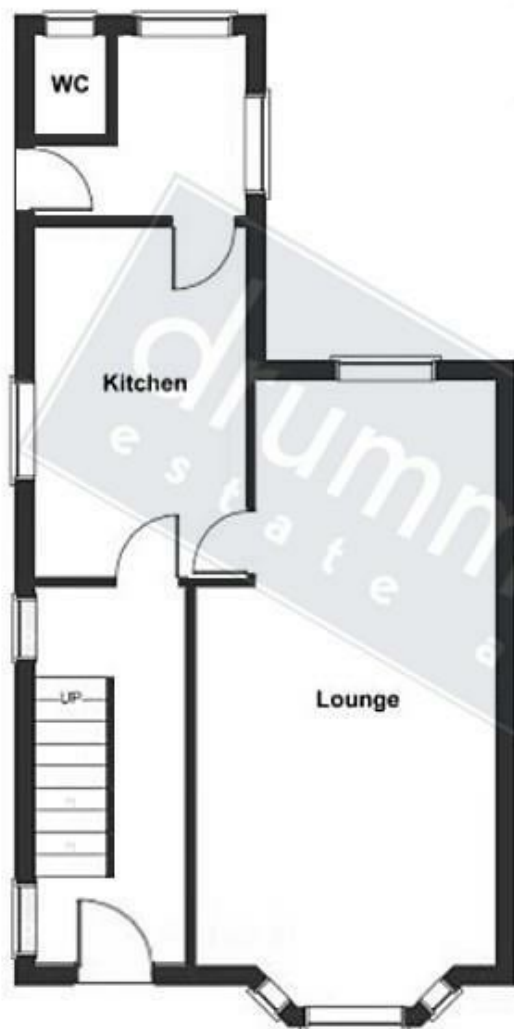
Externally

There is gravelled garden to the front of the property with well stocked borders and well maintained shrubs and hedges. A long driveway to the side leading to a detached garage (4.78m x 2.62m) with up & over door. To the rear is a enclosed, paved & gravelled garden with raised borders and a greenhouse.

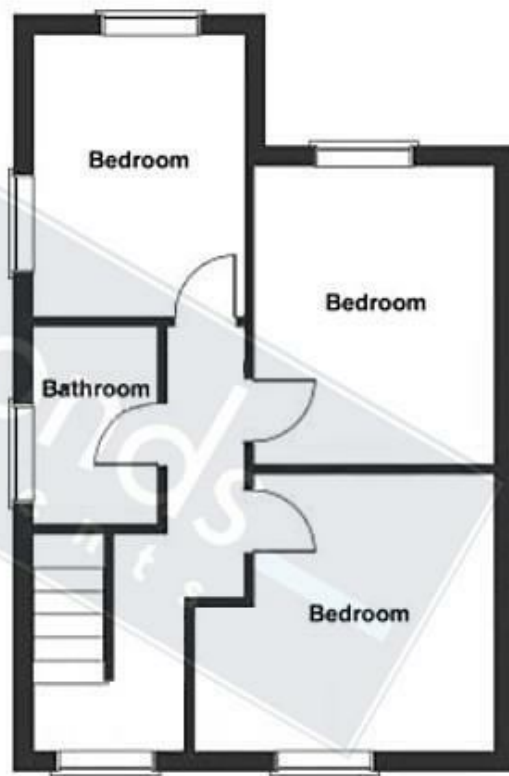


- Very Popular Village Location • No Onward Chain!! • Energy Rating: D-62 • Council Tax Band: B (£1929.05)





Ground Floor



First Floor

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(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

Billingham Sales
63 Queensway
Billingham
TS23 2LU

01642530919
info@drummondstates.co.uk
www.drummondstates.co.uk

drummonds
estate agents