

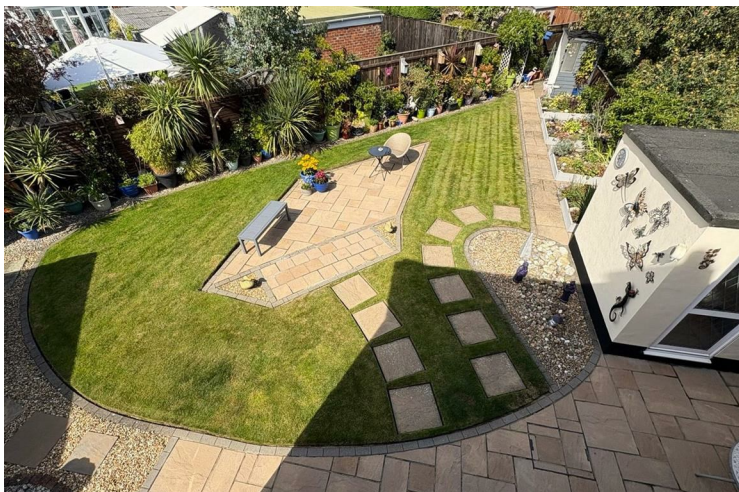


Richmond Crescent
Billingham

£160,000

ENERGY RATING: C-72

This superbly presented three-bedroom semi-detached home offers the perfect blend of modern living and traditional charm, making it an ideal choice for families and first-time buyers alike. Situated on a highly sought-after cul-de-sac overlooking a pleasant green, this property enjoys a peaceful yet convenient location, just a short distance from Billingham town centre, local amenities, and John Whitehead Park. The bright and airy accommodation comprises; entrance hall, lounge with bay window & log burner, kitchen/dining room, three first floor bedrooms with fitted wardrobes and family bathroom. There is a large block paved driveway to the front, detached garage and a beautifully landscaped West facing rear garden. Early viewing is highly recommended to secure this fantastic property!



- Superbly Presented Family Home • Bay Front Three Bed Semi • Stunning Landscaped West Facing Garden

Entrance Hall

Composite entrance door with feature leaded light and a UPVC double glazed side panel, staircase to first floor, understair cupboard, coving and a radiator.

Lounge

4.40m (into bay) x 4.29m (14'5" (into bay) x 14'0")

Front aspect UPVC double glazed bay window and side aspect UPVC double glazed window. Log burning stove with woodeneffect composite mantle & slate hearth, coving and a radiator.

Kitchen/Dining Room

3.06m x 6.30m (10'0" x 20'8")

Rear aspect UPVC double glazed French doors opening to the garden and side & rear aspect UPVC double glazed windows. A range of base & wall units with rolled work surfaces & tiled splash backs incorporating a ceramic sink with mixer tap and electric hob with built-in oven below.

Integrated fridge/freezer, space & plumbing for washing machine & dishwasher, and a radiator.

First Floor Landing

Spindle staircase, storage cupboard and access to part boarded loft via pull down aluminium ladder.

Bedroom One

3.97m (into ward.) x 3.36m (13'0" (into ward.) x 11'0")

Front & side aspect UPVC double glazed windows, fitted sliding wardrobes and a radiator.



- Large Block Paved Drive & Detached Garage • Popular Cul-de-Sac Around a Green • Close to Town Centre, Amenities & Park • Energy Rating: C-72 • Council Tax Band: B (£1,937.35)



Bedroom Two

3.08m x 3.78m (10'1" x 12'4")

Rear & side aspect UPVC double glazed windows, fitted sliding wardrobes and a radiator.

Bedroom Three

2.26m x 2.87m (7'4" x 9'4")

Front aspect UPVC double glazed window, built-in wardrobe, coving and a radiator.

Bathroom/WC

Two rear aspect UPVC double glazed windows, white suite comprising; panel enclosed bath with thermostatic mixer shower over, pedestal wash basin & low level WC. Part tiled walls and a radiator.

Externally

Situated on a large plot with a sunny West facing rear aspect. There is a large block paved front providing off-street parking for a number of cars and leads to a detached garage (5.78m x 2.85m) with up & over door, UPVC windows & door accessed from garden, power & lighting. To the rear is a beautifully landscaped garden with shaped lawn, extensive stone patio & gravelled areas, well stocked borders and brick outhouse (2.31m x 1.86m) with water supply.



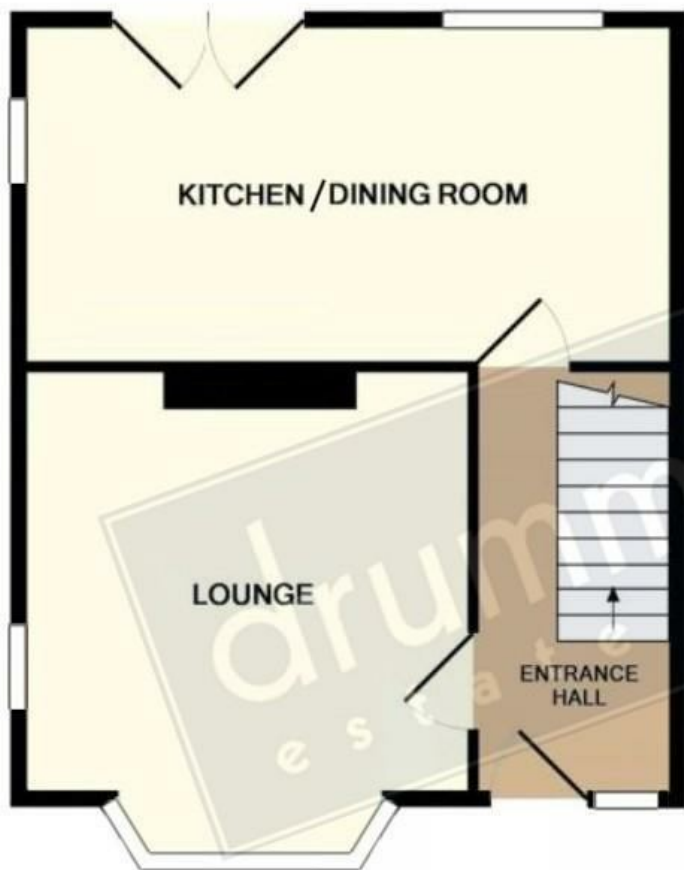




Additional Information

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

Floor Area - 980.00 sq ft
Tenure - Freehold



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		
(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	
	72	77

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