



Edgehill Way  
Billingham

£85,000

ENERGY RATING: C-73

Nestled in the charming area of Edgehill Way, Billingham, this delightful terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for first time buyers or investors. Constructed in the 1970s, this residence boasts a classic design that is both practical and inviting. The living areas are bright and airy, creating a warm atmosphere that welcomes you as soon as you step inside. Easy access to local amenities, schools, and parks, making it a wonderful choice for families. Energy Rating C. Council tax band A £1660.58pa. NO ONWARD CHAIN



- Three Bedrooms • Terraced House • Investment or First Time Buyer Opportunity • Fully Paved Rear Garden

#### **ENTRANCE HALL**

Front aspect UPVC double glazed door and side panel. Staircase to first floor, under stairs storage cupboard and a radiator.

#### **LOUNGE**

Front aspect UPVC double glazed window. Feature fireplace with marble effect surround, hearth and electric fire. Coving and a radiator.

#### **KITCHEN**

Rear aspect UPVC double glazed window. Range of base and wall units with rolled worktops incorporating stainless steel sink & mixer tap. Integrated gas hob with stainless steel extractor hood over and built in electric oven below. Space for washer, dryer and fridge freezer. Radiator.

#### **REAR PORCH**

Rear aspect UPVC double glazed door to garden and a radiator.

#### **LANDING**

Access to loft

#### **BEDROOM ONE**

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

#### **BEDROOM TWO**

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

#### **BEDROOM THREE**

Front aspect UPVC double glazed window, built in wardrobes and a radiator.

#### **FAMILY BATHROOM**

Rear aspect UPVC double glazed window. Modern suite comprising; P shaped bath with electric shower over & shower screen, pedestal wash basin and low level WC. Part UPVC panelled walls and a radiator.

#### **EXTERNALLY**

There is a lawn garden to the front with open views and a block paved low maintenance garden to the rear with a brick outhouse.





- UPVC Double Glazing • Gas Combi Central Heating • Council Tax Band A £1660.58pa • Energy Rating C • NO ONWARD CHAIN





| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>88</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>73</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | 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