

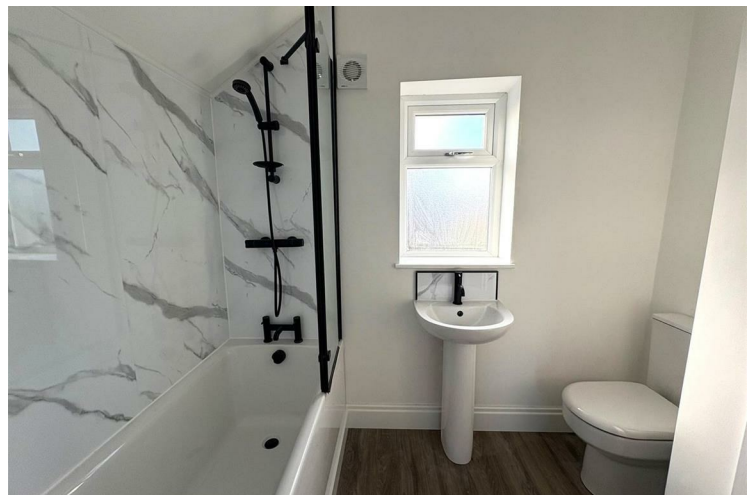


Station Road
Billingham

£165,000

ENERGY RATING: TBC

A traditional bay fronted, three bedroom, two reception room, end-terraced house on this popular road just a short walk to Billingham town centre. Ideally located close to amenities and offers excellent commuter links with easy access to the A19. The property has been fully refurbished throughout with new kitchen, bathroom, full central heating system and re-wire. There is a lawned front garden and a large South-Westerly facing garden to the rear. Energy Rating D. Council tax band: B (£1,937.35). VACANT POSSESSION!!



- Traditional Bay Fronted House • Excellently Refurbished Throughout • Three Bedrooms • Two Reception Rooms

Entrance Hall

New UPVC entrance door with leaded light, staircase to the first floor, understair meter & storage cupboards and a radiator.

Reception Room One

4.13m (into bay) x 3.46m (13'6" (into bay) x 11'4")

Front aspect UPVC double glazed bay window and a radiator.



Reception Room Two

3.50m x 3.35m (11'5" x 10'11")

Rear aspect UPVC double glazed window and a radiator.



Kitchen

5.28m x 2.56m (at widest) (17'3" x 8'4" (at widest))

Two side & one rear aspect UPVC double glazed windows and a side aspect UPVC door leading to the garden. A range of newly installed base & wall units with wood effect worksurfaces incorporating a stainless steel sink & mixer tap and electric hob with oven below & stainless steel extractor hood over. Extractor fan, spot lights and a radiator.

First Floor Landing

Access to loft.

Bedroom One

4.29m (into bay) x 3.23m (14'0" (into bay) x 10'7")

Front aspect UPVC double glazed bay window and a radiator.



- Large South-West Facing Garden • Close to Town Centre & Amenities • Energy Rating D • Council Tax Band: B (£1,845.91)



Bedroom Two

3.50m x 3.33m (max.) (11'5" x 10'11" (max.))

Rear UPVC double glazed window and a radiator.

Bedroom Three

2.41m x 1.96m (7'10" x 6'5")

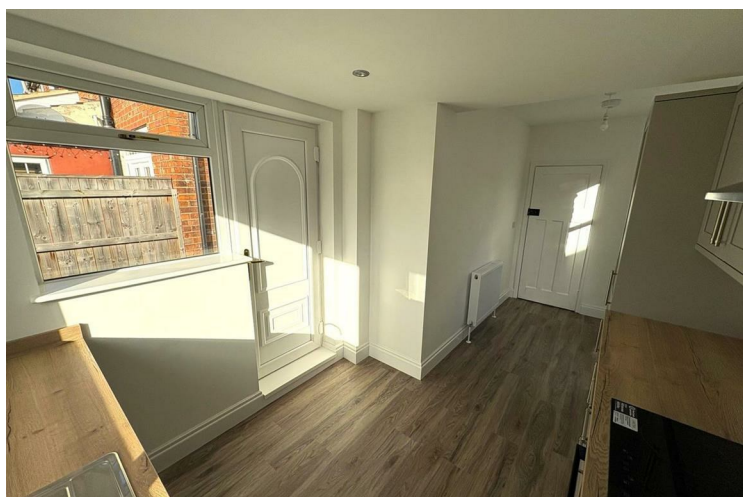
Front aspect UPVC double glazed window and a radiator.

Bathroom

Rear aspect UPVC double glazed window, new modern white suite comprising; panel enclosed bath with thermostatic mixer shower over, pedestal wash basin and a low level WC.

Externally

There is a lawned garden to the front of the property lined by privet hedge with side access leading to the rear where there is a large lawned South-West facing garden.



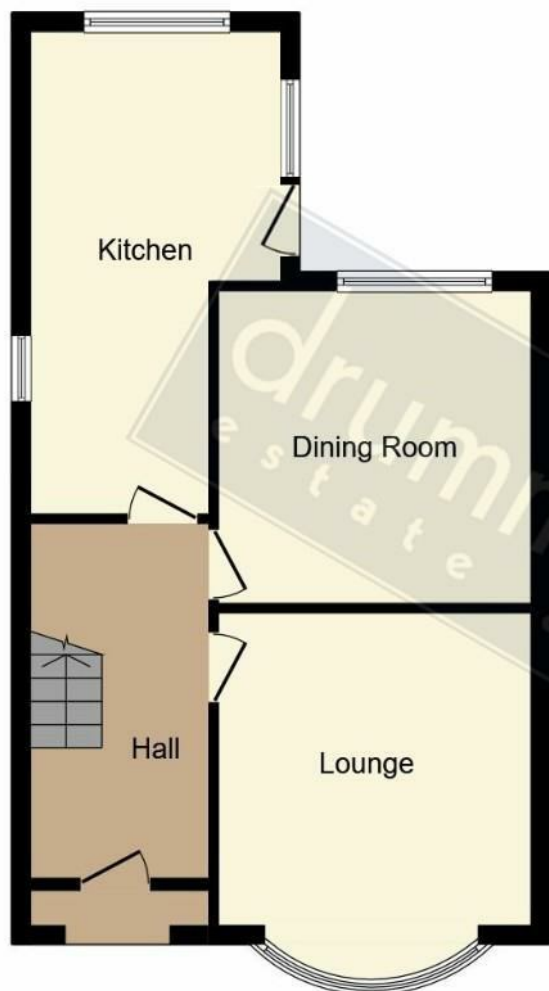




Additional Information

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

- Floor Area** - 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		
	67	78
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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