



**Wooler Crescent
Billingham**

£98,000

ENERGY RATING: C-69

A spacious three bedroom end terraced house conveniently situated close to local amenities and offering commuters easy access to the A19. The accommodation comprises; entrance hall, 18 ft. lounge, kitchen, cloaks/WC, three first floor bedrooms and family bathroom. There are gardens to the front and rear with a driveway to the side providing off-street parking and a detached garage. Energy Rating: C-69. Council tax band: A (£1,660.58). VACANT POSSESSION!!



- End Terraced House
- Three Bedrooms
- Large 18 ft. Lounge
- Family Bathroom & Cloaks/WC
- Driveway & Garage

Entrance Hall

UPVC entrance door with oval shaped leaded light, side aspect UPVC double glazed window, staircase to first floor, under-stair storage/meter cupboard and a radiator.

Lounge

5.60m (into bay) x 3.61m (18'4" (into bay) x 11'10")

Front aspect UPVC double glazed bay window, feature fireplace with marble hearth & electric fire, solid wood flooring, wall lights and a radiator.

Kitchen

3.44m x 3.59m (max.) (11'3" x 11'9" (max.))

Side & rear aspect UPVC double glazed windows and a rear aspect UPVC door leading to the garden. A range of base & wall units with wood effect rolled worksurfaces and tiled splashbacks incorporating a stainless steel sink & mixer tap, gas range cooker, space & plumbing for washing machine, spot lights, radiator and a large walk-in storage cupboard.

Cloaks/WC

Side aspect UPVC double glazed window, low level WC and a radiator.

First Floor Landing

Side aspect UPVC double glazed window, cupboard housing boiler, storage cupboard and access to loft via pull-down aluminium ladder.

Bedroom One

3.52m x 3.65m (11'6" x 11'11")

Rear aspect UPVC double glazed window, built-in cupboard and a radiator.

Bedroom Two

3.99m x 3.03m (13'1" x 9'11")

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

Bedroom Three

1.98m x 2.45m (6'5" x 8'0")

Front aspect UPVC double glazed window and a radiator.

Bathroom/WC

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

Externally

There is a lawned garden to the front with a brick wall, a driveway to the side providing off-street parking leading to a detached garage. To the rear is an enclosed garden with lawn and patio areas.



- Energy Rating: C-69 • Council tax band: A (£1,660.58) • VACANT POSSESSION!!





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	69	76
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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