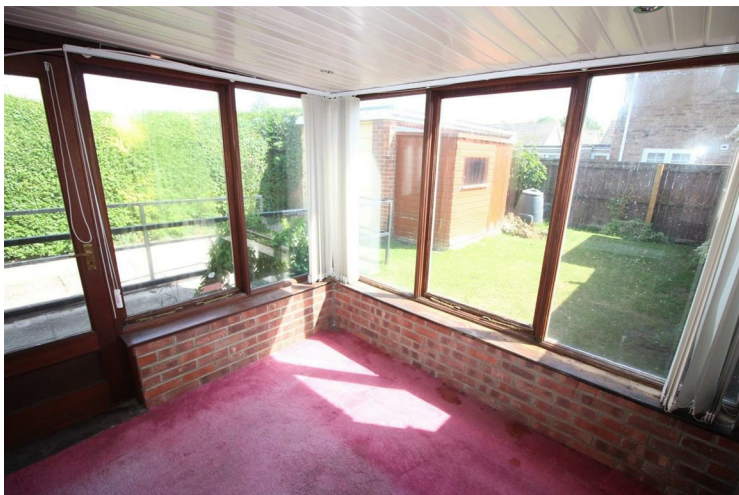




Oaksham Drive
Billingham

£120,000
ENERGY RATING: C-69

Drummonds are delighted to offer a three bedroom semi detached house located in this popular and quiet cul-de-sac with shops a short walk away on Tunstall Avenue and offers convenient access to the A689 & A19 for commuters. The property would benefit from some modernisation, and has thus been priced accordingly. The accommodation comprises; entrance porch, hall, shower room/WC, lounge, dining room, sun room, kitchen, three first floor bedrooms and family bathroom. There are lawned gardens to the front & rear with a long driveway to the side leading to a detached garage. Energy Rating: C-69. Council tax band: B (£1,937.35). NO FORWARD CHAIN!!



- Three Bed Semi Detached House • Lounge, Dining Room & Sun Room • Bathrom & Shower Room • Gardens, Long Drive & Garage

Entrance Porch

Wooden double glazed entrance door, front aspect double glazed window and a wooden door leading to:

Hallway

Staircase to first floor, understair meter cupboard and a radiator.

Shower Room/WC

Front aspect double glazed window, electric shower, wash basin, low level WC, fully tiled walls & floor and an electric heater.

Lounge

3.97m x 3.13m (13'0" x 10'3")

Front aspect UPVC double glazed bow & window, gas fire and a radiator.

Dining Room

3.28m x 2.72m (10'9" x 8'11")

Radiator and a rear aspect UPVC double glazed window & door opening to:

Sun Room

2.50m x 2.75m (8'2" x 9'0")

Brick dwarf wall & timber construction with a side aspect door to the garden, UPVC clad ceiling with spot lights.

Kitchen

3.27m x 2.30m (10'8" x 7'6")

Side aspect UPVC double glazed window and a rear aspect door leading to the garden. Base & wall units with

incorporating a ceramic sink. Space/plumbing for washing machine, cooker & fridge/freezer and a wall mounted Baxi combi boiler.

First Floor Landing

Side aspect UPVC double glazed window and access to loft.

Bedroom One

4.10m x 3.06m (13'5" x 10'0")

Front aspect UPVC double glazed window and a radiator.

Bedroom Two

3.29m x 3.05m (10'9" x 10'0")

Rear aspect UPVC double glazed window, storage cupboard and a radiator.

Bedroom Three

3.14m (max.) x 1.96m (10'3" (max.) x 6'5")

Front aspect UPVC double glazed window, storage cupboard and a radiator.

Bathroom/WC

Rear aspect UPVC double glazed window, panel enclosed bath, pedestal wash basin, tiled splashbacks and a chrome heated towel rail.

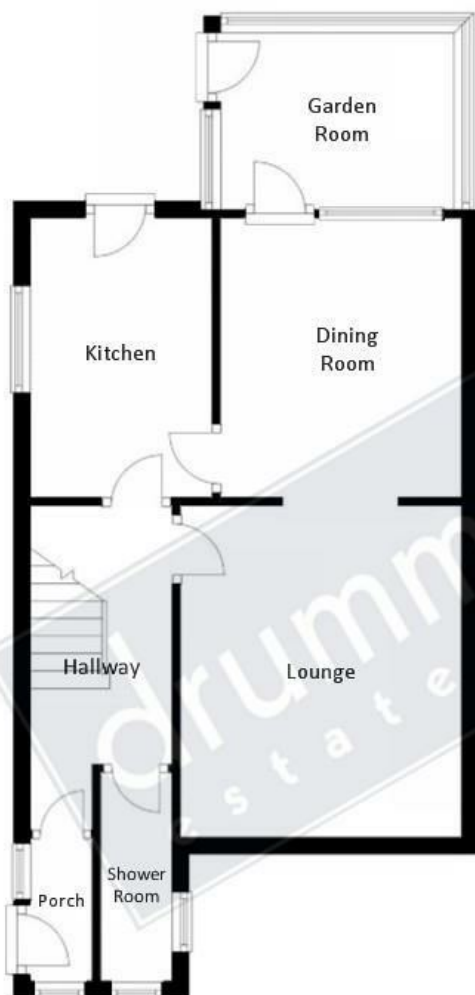
Externally

There is an open lawned garden to the front with a long driveway to the side providing parking for a number of vehicles. To the rear is a detached garage with up & over door, lawn and a wooden garden shed.

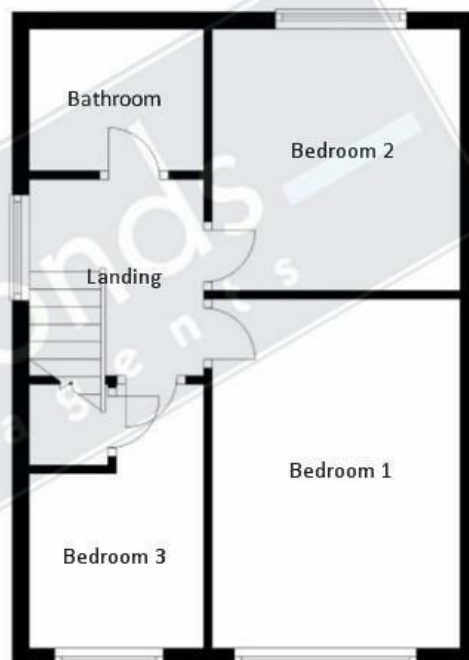


• Popular & Quiet Cul-de-sac • Energy Rating: C-69 • Council tax band: B (£1,937.35) • NO FORWARD CHAIN!!





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	69	75
(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

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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