



Winter Close

£149,950

Stockton-On-Tees

ENERGY RATING: B-83

An excellently presented two bedroom modern home on this very popular new development. Built in 2022 by Avant Homes, benefitting from the remainder of the builders warranty. Offering spacious open plan living the property comprises; entrance hall, contemporary fitted kitchen, cloaks/WC, and a lounge with Bi-folding doors opening to the garden. Two first floor bedrooms and modern bathroom. There is a small garden and two parking spaces to the front of the property and a generous sized enclosed garden to the rear. NO FORWARD CHAIN!! Energy Rating: B-83. Council Tax Band: B (£1,733.48).



ENTRANCE

Wooden entrance door with feature lights.

OPEN PLAN LOUNGE/KITCHEN

6.84 x 4.42 (22'5" x 14'6")

Front & rear aspect UPVC double glazed windows and rear aspect UPVC double glazed French doors opening to the garden. A range of wood effect base & wall units with rolled worksurfaces & matching upstand incorporating 1½ bowl stainless steel sink & mixer tap, induction hob with oven below and a stainless steel splash back & extractor hood over. Integrated fridgefreezer, space & plumbing for washing machine, laminate flooring, understair storage cupboard and a two radiators.



CLOAKS/WC

Low level W/C, pedestal wash hand basin with tiled splashbacks, laminate flooring, extractor fan and a radiator.

LANDING

BEDROOM ONE

4.23 x 2.82 (13'10" x 9'3")

Two front aspect UPVC double glazed windows, access to loft and a radiator.



BEDROOM TWO

3.95 x 2.24 (12'11" x 7'4")

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

BATHROOM

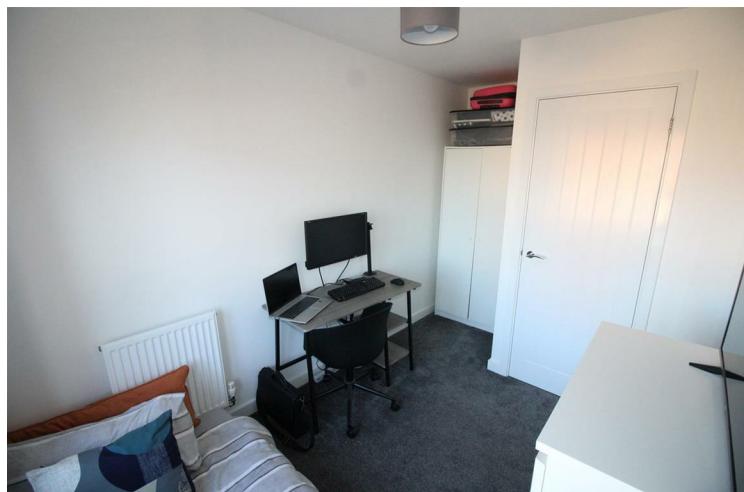
Rear aspect UPVC double glazed window, white suite comprising; panel enclosed bath with mixer shower above, glass shower screen, pedestal wash basin, low level WC, part tiled walls, extractor fan and a radiator.

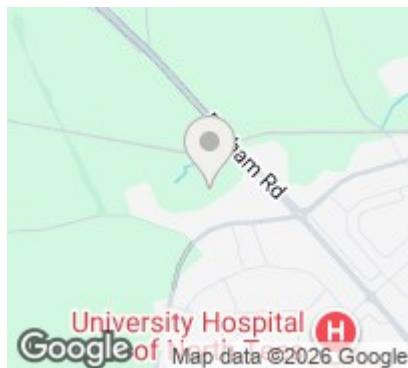


EXTERNALLY

There is a small lawn and parking for two cars at the front of the property. To the rear is an enclosed garden with patio and lawn.

- Contemporary Kitchen & Bathroom
- Garden & Double Drive
- Open Views to Front
- No Forward Chain!!
- Energy Rating: B-83
- Council Tax Band: B (£1,733.48)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	97
(81-91)	B	83
(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

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@drummondestates.co.uk
www.drummondestates.co.uk

drummonds
estate agents