



Cranswick Close  
Billingham

£100,000  
ENERGY RATING: C-75

A well presented home situated in this quiet cul-de-sac just off Low Grange Avenue. Ideal for first time buyers and investors, briefly comprising; entrance hall, kitchen, spacious lounge, two first floor double bedrooms and bathroom/WC. There is a driveway to the front of the property providing off-street parking and an enclosed garden to the rear. Benefitting from combi boiler and full UPVC double glazing. Energy Rating: C-75. Council Tax Band: A (£1,660.58). NO FORWARD CHAIN!!



- Two Double Bedroom House
- Spacious Lounge
- Enclosed Rear Gardens
- Driveway to Front
- Quiet & Popular Cul-de-sac
- Energy Rating: C-75
- Council Tax Band: A (£1,660.58)
- Vacant Possession!!

## Entrance Hall

UPVC entrance door, front aspect UPVC double glazed window, staircase to first floor, understair cupboard, meter cupboard and a radiator.

## Kitchen

**3.37m x 1.80m (11'0" x 5'10")**

Front aspect UPVC double glazed window, base & wall units with rolled worksurfaces & tiled splashbacks incorporating 1½ bowl stainless sink & mixer tap, electric hob with oven below, space & plumbing for washing machine, space for tumble dryer & fridge/freezer.

## Lounge

**4.19m x 3.59m (13'8" x 11'9")**

Rear aspect UPVC double glazed window & door opening to the garden, feature fireplace, coving and a radiator.

## First Floor Landing

Access to loft.

## Bedroom One

**2.73m x 3.60m (8'11" x 11'9")**

Rear aspect UPVC double glazed window and a radiator.

## Bedroom Two

**2.79m x 2.67m (9'1" x 8'9")**

Two front aspect UPVC double glazed windows, built-in wardrobe/cupboard housing combi boiler, and a radiator.

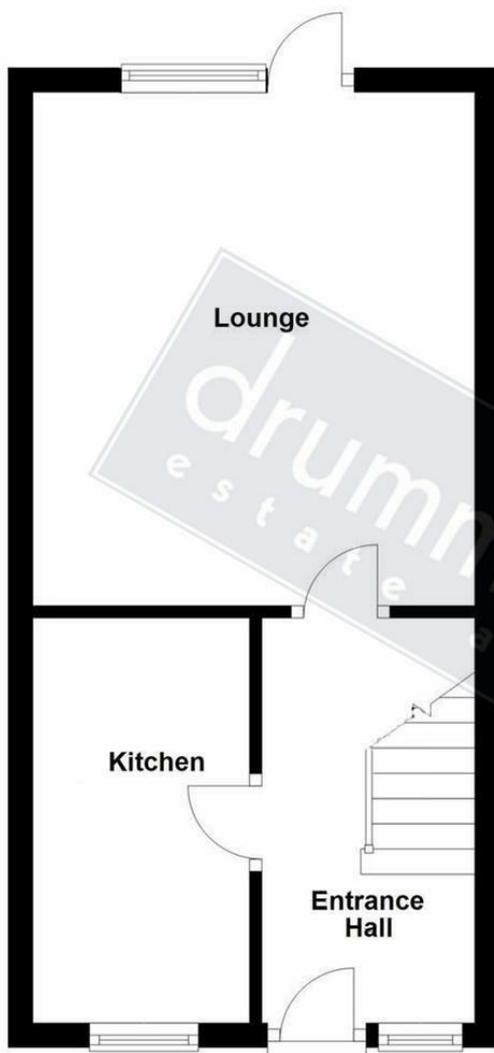
## Bathroom

Panel enclosed bath with electric shower over, pedestal wash basin, low level WC and a radiator.

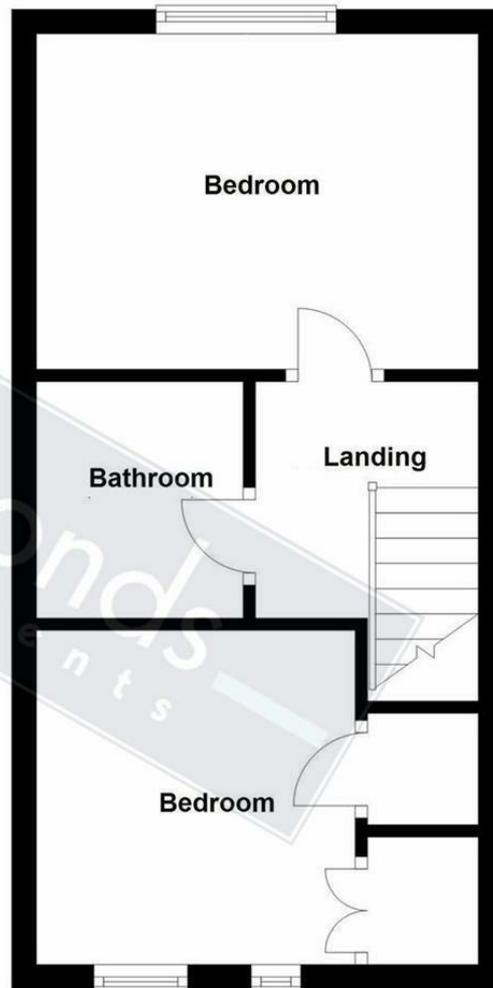
## Externally

There is a driveway to the front providing off-street parking and a lawn with mature trees. To the rear is an enclosed garden, mostly lawn with patio area.



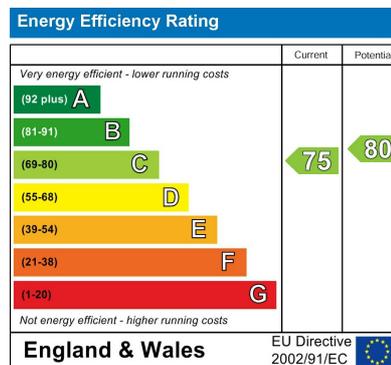


**Ground Floor**



**First Floor**

Measurements are approximate. Not to scale. For illustrative purposes only.



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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