



Delaval Road  
Billingham

£75,000  
ENERGY RATING: D-68

A three bedroom end of terrace house, affordably priced, located close local amenities and not far from Billingham town centre. Offered with no onward chain and briefly comprising: entrance hall, lounge with double doors to dining room, kitchen, three first floor bedrooms, bathroom and a separate WC. There is a lawned garden to the front of the property and an enclosed block paved garden to the rear. Energy Rating: D-68. Council Tax Band: A (£1,660.58).



- Three Bed End Terraced House • Lounge & Separate Dining Room • Spacious Kitchen • Bathroom & Separate WC

## Entrance Hall

Composite entrance door with feature light, staircase to first floor, laminate flooring, meter cupboard and a radiator.

## Lounge

18'7" x 10'0" (max.) (5.68m x 3.06m (max.))

Front & rear aspect UPVC double glazed windows, laminate flooring, coving, radiator and double doors to:



## Dining Room

8'0" x 7'7" (2.44m x 2.33m)

Rear aspect UPVC double glazed windows, laminate flooring, coving and a radiator.

## Kitchen

18'8" x 7'5" (5.71m x 2.28m)

Front & rear aspect UPVC double glazed windows and a side aspect composite door. Base & wall units with rolled worksurfaces and tiled splashbacks incorporating a stainless steel sink & mixer tap, electric hob, built-in oven, space & plumbing for washing machine, laminate flooring and a radiator.



## First Floor Landing

Airing cupboard housing combi boiler, access to loft.

## Bedroom One

12'10" x 10'3" (3.93m x 3.14m)

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



- Low Maintenance Gardens • Vacant Possession • Energy Rating: D-68 • Council Tax Band: A (£1,660.58)



### **Bedroom Two**

**9'7" x 10'6" (2.93m x 3.21m)**

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

### **Bedroom Three**

**8'9" x 7'7" (2.69m x 2.33m)**

Rear aspect UPVC double glazed window and a radiator.

### **Bathroom**

Rear aspect UPVC double glazed window, bath with electric shower over, pedestal wash basin, tiled splashbacks and a radiator.

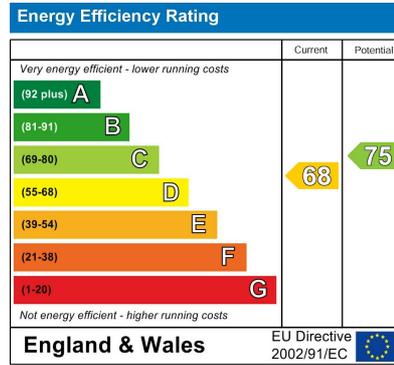
### **Separate WC**

Rear aspect UPVC double glazed window and a low level WC.

### **Externally**

There is a lawned garden to the front with an enclosed low maintenance block paved garden to the rear.





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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