



**Stokesley Crescent
Billingham**

£165,000

ENERGY RATING: C-70

A spacious, double fronted end terraced house on this popular road in Old Billingham close to many local amenities and offering easy access to the A19. Ideally suited to first time buyer and families alike, the well presented accommodation comprises; entrance hall, lounge with French doors to the garden, spacious kitchen/dining room, three first floor bedrooms and shower room with wet room floor. There is lawned front garden, a very large rear garden and a detached garage with remote controlled door. Energy Rating: C-70. Council tax band: A (£1,660.58).



- Double Fronted End Terrace • Three Bedrooms • Spacious Lounge & Kitchen/Diner • Large Lawned Rear Garden

Entrance Hall

Composite entrance door with feature leaded lights, staircase to first floor and laminate flooring.

Lounge

4.99m x 3.46m (16'4" x 11'4")

Front aspect UPVC double glazed window and rear aspect UPVC French doors opening to the garden. Feature fireplace with wooden mantle, slate hearth & a log burner, coving to ceiling and a radiator.



Kitchen/Dining Room

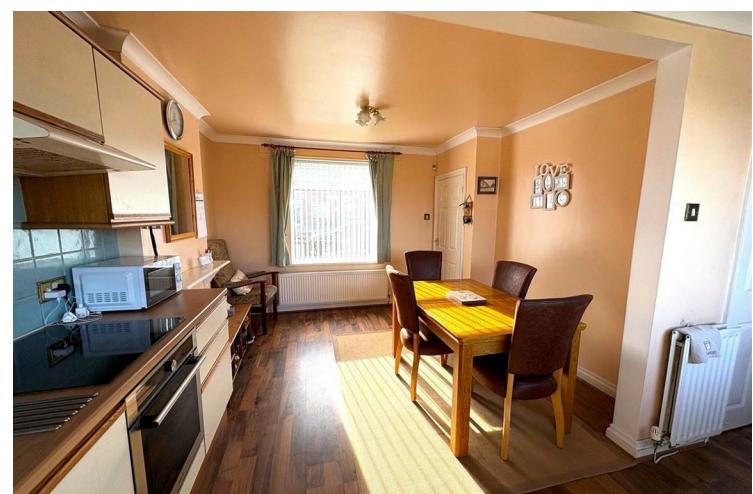
4.98m x 4.49m (at widest) (16'4" x 14'8" (at widest))

Front & rear aspect UPVC double glazed windows and a rear aspect UPVC door opening to the garden. A range of base & wall units with rolled work surfaces & tiled splashbacks with stainless steel sink & mixer tap, electric hob, oven below & an extractor hood over. Space & plumbing for washing machine & dishwasher, space for fridge/freezer, laminate flooring, coving, understair storage/meter cupboard and two radiators.



First Floor Landing

Rear aspect UPVC double glazed window, cupboard housing combi boiler, access to loft via pulldown ladder and a radiator.



- Detached Garage with Remote Door
- Very Popular Location
- Energy Rating: C-70
- Council tax band: A (£1,660.58)



Bedroom One

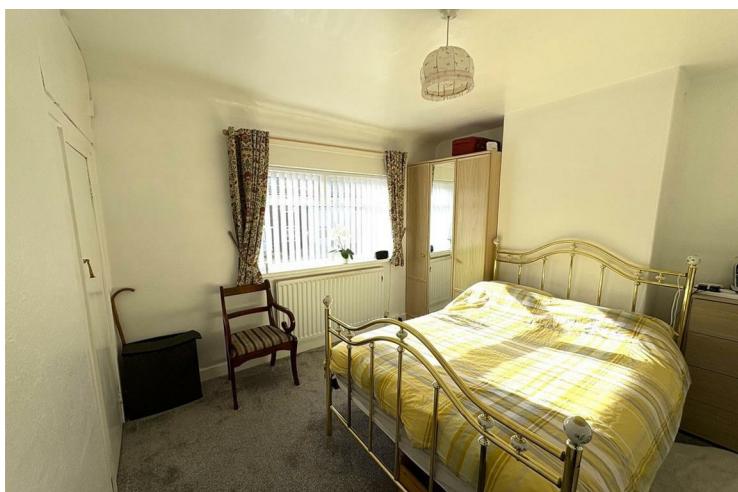
3.38m x 3.51m (11'1" x 11'6")

Front aspect UPVC double glazed window, built-in wardrobe & cupboards and a radiator.

Bedroom Two

2.61m x 3.48m (8'6" x 11'5")

Front aspect UPVC double glazed window and a radiator.



Bedroom Three

2.27m x 2.48m (7'5" x 8'1")

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

Shower Room/WC

Rear aspect UPVC double glazed window, wet room floor, enclosure with thermostatic mixer shower & UPVC cladding splashbacks, pedestal wash basin, low level WC, extractor fan and a chrome heated towel rail.



Externally

There is a large lawned garden to the front of the property with a block paved, shared driveway to the side leading to a detached garage (5.42m x 3.07m) with remote controlled door, power & lighting, side & rear aspect UPVC windows and a side aspect UPVC door. To the rear is a very large, mostly lawned garden with two wooden garden sheds and a greenhouse.





Additional Information

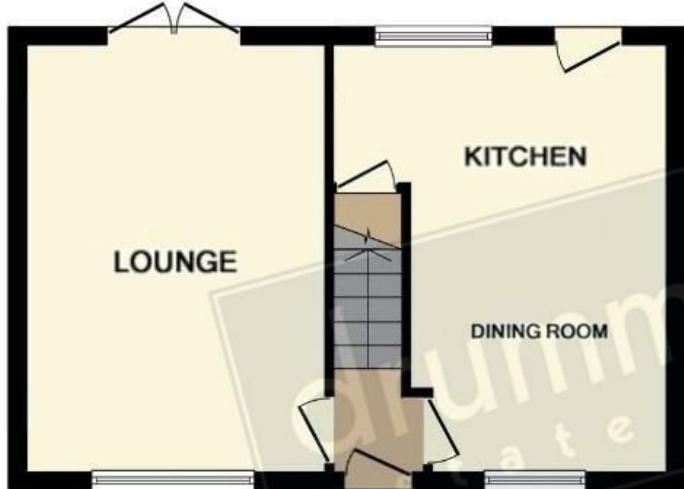
Local Authority - Stockton-on-Tees

Council Tax - Band A

Viewings - By Appointment Only

Floor Area - 870.00 sq ft

Tenure - Freehold

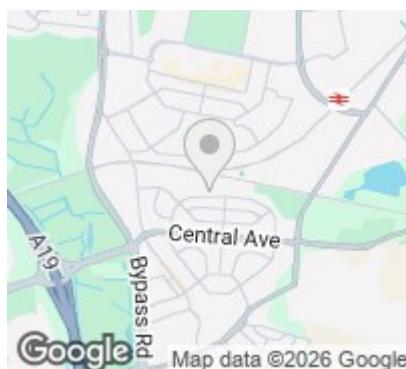


Ground Floor



First Floor

Measurements are approximate. Not to scale. Illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	76
(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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