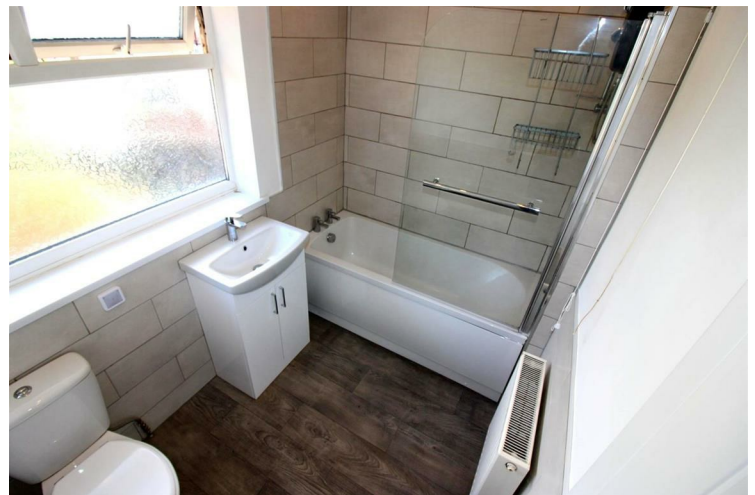




Crimdon Walk  
Stockton On Tees

£105,000  
ENERGY RATING: C-75

We are delighted to offer for sale this Refurbished property which will appeal to Investors and First Time Buyers. With NO ONWARD CHAIN we highly recommend early viewing!! Sold with the benefit of UPVC double glazing, gas combi central heating and new carpets, the living accommodation briefly comprises; Entrance hallway, lounge, kitchen/diner and utility room with three first floor bedrooms and refurbished family bathroom. Energy Rating C. Council tax band A £1714.74pa.



- REFURBISHED Mid Terraced House • Three Bedrooms • NEW Bathroom • Modern Kitchen/Diner • Utility Room

#### **ENTRANCE HALLWAY**

Front aspect UPVC double glazed door and side panel. Staircase to first floor, wood flooring and a radiator.

#### **LOUNGE**

Front aspect UPVC double glazed window, wood flooring, feature fireplace and a radiator. Open plan to:

#### **KITCHEN/DINER**

Rear aspect UPVC double glazed windows. A range of base and wall units with wood effect worktops and tiled splashbacks incorporating stainless steel sink and mixer tap. Electric hob with stainless steel extractor hood over, built in oven and space for Fridge Freezer. Wooden flooring and a radiator.

#### **UTILITY ROOM**

Rear aspect UPVC double glazed door to garden. Rolled worktop with space and plumbing for washer and dryer below.

#### **FIRST FLOOR LANDING**

Access to loft and a storage cupboard.

#### **BEDROOM ONE**

Front aspect UPVC double glazed windows and a radiator.

#### **BEDROOM TWO**

Rear aspect UPVC double glazed windows, radiator and built in cupboard housing combi boiler.

#### **BEDROOM THREE**

Front aspect UPVC double glazed window and a radiator.

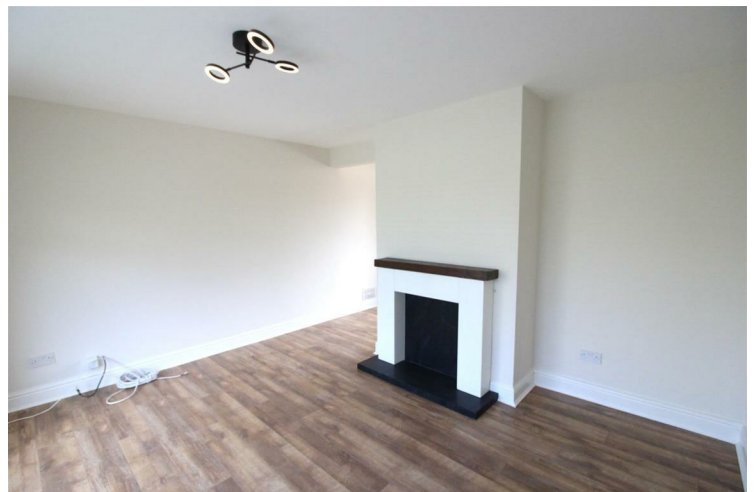
#### **BATHROOM**

Rear aspect UPVC double glazed window. Modern white suite comprising; panel enclosed bath and screen with electric shower

over, vanity wash basin and low level WC. Part tiled walls, extractor fan and a radiator.

#### **EXTERNALLY**

There is a lawn garden to the front of the house with a new fully decked rear with a brick outhouse.



- NEW Stair and First Floor Carpets
- NEW Decked Back Garden
- Energy Rating C
- Council Tax Band A
- £1714.74pa
- No Chain





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 Lettings  
63 Queensway  
Billingham  
TS23 2LU

01642530919  
info@drummondstates.co.uk  
www.drummondstates.co.uk

drummonds  
estate agents