



**Bowes Road
Billingham**

£109,950

ENERGY RATING: D-65

Notice Of Offer

Property Address: 6 Bowes Road, Billingham, TS23 2BU

We advise that an offer has been made for the above property in the sum of £108,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: Drummonds Estate Agents, 63 Queensway, Billingham, TS23 2LU

Agents Telephone Number: 01642 530919

A modern style two bedroom semi-detached house offered with no onward chain, perfect for first time buyers, in this very popular location on The Greenway estate. The accommodation comprises, entrance hall, spacious lounge, kitchen/diner, two first floor bedrooms and bathroom with modern suite. There is a garden, driveway & single garage to the front of the property with a large enclosed garden to the rear. Energy Rating: D-65. Council Tax Band: A (£1,660.58).



- Two Bed Semi Detached House
- Ideal First Time Buy
- Spacious Lounge
- Gardens, Drive & Garage
- Popular Location

ENTRANCE HALLWAY

UPVC door with oval double glazed feature light.

Laminate floor, internal door to lounge

LOUNGE

4.17m x 3.58m (13'8" x 11'8")

Front aspect UPVC double glazed bow window, laminate flooring, two radiators and staircase to first floor.

KITCHEN

3.56m x 2.41m (11'8" x 7'10")

Rear aspect UPVC double glazed window and part glazed door to garden, A range of base and wall units with rolled wood effect work surfaces incorporating stainless steel sink, drainer and mixer tap. Integrated gas hob with electric oven below and stainless steel extractor hood over. Space for washer and fridge freezer. Built in cupboard housing gas boiler.

LANDING

Side aspect UPVC double glazed window,

BEDROOM ONE

3.53 x 2.52 (11'6" x 8'3")

Rear aspect UPVC double glazed window and a radiator,

BEDROOM TWO

3.55 x 2.03 at widest (11'7" x 6'7" at widest)

Front aspect UPVC double glazed window, built in wardrobes, built in airing cupboard and a radiator.

BATHROOM

1.97 x 1.68 (6'5" x 5'6")

Side aspect UPVC double glazed window, Modern white suite comprising; panel enclosed bath with telephone mixer tap, pedestal sink and low level WC. Fully UPVC clad walls, laminate flooring and a radiator,

EXTERNALLY

There is a small lawn to the front of the property with a driveway to the side leading to the garage. To the rear is a good size private enclosed garden which is mainly lawn,



• No Chain - Vacant Possession • Energy Rating: D-65 • Council Tax Band: A (£1,660.58)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	74
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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