



Barnard Road  
Billingham

£94,950

ENERGY RATING: C-69

Three bedroom mid terraced house located in a quiet road close to Billingham town centre, shops, schools and local amenities. The property benefits from UPVC Double glazing and gas combi central heating and the living accommodation briefly comprises; Lounge, Kitchen/diner to the ground floor with three first floor bedrooms and a shower room/WC. There is a private garden to the rear with a small lawn garden to the front. Sold with NO ONWARD CHAIN. Council tax band A £1740.93pa. Energy Rating C.



- Three Bedrooms • Mid Terraced House • Large Kitchen/Diner • Gas Combi Central Heating • UPVC Double Glazing • NO ONWARD CHAIN • Council Tax Band A £1740.93pa • Energy Rating C

### ENTRANCE HALLWAY

Front aspect UPVC double glazed door. Staircase to first floor, under stair meter cupboard, tiled flooring and a radiator.

### LOUNGE

Front aspect UPVC double glazed window, feature fireplace with electric fire, tiled floor and a radiator.

### KITCHEN/DINER

Rear aspect UPVC double glazed window and door. A range of base and wall units with rolled work surfaces incorporating sink and mixer tap. Electric hob with extractor hood over, integrated double oven, space for washer and fridge freezer, tiled flooring and a radiator.

### FIRST FLOOR LANDING

Access to loft and a storage cupboard

### BEDROOM ONE

Two rear aspect UPVC double glazed windows, built in cupboard and a radiator.

### BEDROOM TWO

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

### BEDROOM THREE

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

### SHOWER ROOM/WC

Two rear aspect UPVC double glazed windows. Walk in double cubicle with electric shower over, pedestal wash basin and low level WC. Part UPVC cladding, part tiled walls and a radiator.

### EXTERNALLY

There is a cupboard to the rear of the property housing a combi boiler. The rear garden has a brick outhouse and various shrubs. To the front of the property there is a brick dwarf wall and lawn area.









| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 69                      | 77        |
| (55-68) D                                   |                         |           |
| (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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