



Stokesley Crescent  
Billingham

£175,000  
ENERGY RATING: D-68

Situated in a popular residential area of Billingham, this attractive double fronted three bedroom home offers generous living space, modern fittings, and a beautifully landscaped rear garden. The standout feature is the superb garden room extension, which creates a bright and versatile additional reception area overlooking the garden. Combined with a high specification kitchen, two further reception rooms, and two contemporary shower rooms, this property is well suited to families, professionals, and anyone seeking flexible accommodation with excellent outdoor space. Energy Rating: D-68. Council Tax Band: A (£1,740.93).



- Double Fronted Three Bedroom House • Superb Garden Room Extension • Two Further Reception Rooms • Hi-spec Kitchen with Appliances

## Entrance Hall

Composite entrance door and a staircase to the first floor.

## Lounge

**5.02m x 3.50m (16'5" x 11'5")**

Front aspect UPVC double glazed window and rear aspect UPVC double glazed French doors opening to the garden room.

Feature fireplace with marble hearth & inset living flame gas fire, coving and two radiators.



## Dining Room

**3.15m x 3.46m (10'4" x 11'4")**

Front aspect UPVC double glazed window, marble feature fireplace with inset living flame gas fire, picture rail and a radiator.



## Kitchen

**1.72m x 4.51m (5'7" x 14'9")**

Rear aspect UPVC double glazed window and door opening to the garden. A range of cream shaker style base & wall units with granite worksurfaces & matching upstands incorporating a 1½ stainless steel sink & mixer tap, gas hob with oven below & extractor hood over. Dishwasher with matching door panel, space for fridge/freezer, understair storage/meter cupboard, heated towel rail and spotlights.

## Garden Room

**5.65m (max.) x 3.33m (18'6" (max.) x 10'11")**

Rear aspect bi-folding doors opening to the garden, side aspect UPVC double glazed window, log burning stove, double storage cupboard, tiled floor, spotlights and a radiator.



## Shower Room

Side aspect UPVC double glazed window, walk-in double enclosure with thermostatic mixer shower, vanity unit housing wash basin, low level WC, tiled splashbacks, tiled floor, extractor fan and a chrome dual fuel heated towel rail.

- Two Modern Shower Rooms • Large Landscaped Rear Garden • Energy Rating: D-68 • Council Tax Band: A (£1, 740.93)



## First Floor Landing

Rear aspect UPVC double glazed window, cupboard housing space & plumbing for washing machine & tumble dryer, access to loft and a radiator.

## Bedroom One

**3.38m x 3.54m (11'1" x 11'7")**

Front aspect UPVC double glazed window, built-in cupboard/wardrobe, original cast iron feature fireplace and a radiator.

## Bedroom Two

**2.63m x 4.77m (8'7" x 15'7")**

Front aspect UPVC double glazed window and a radiator.

## Bedroom Three

**2.28m x 2.50m (7'5" x 8'2")**

Rear aspect UPVC double glazed window and a radiator.

## Shower Room

Rear aspect UPVC double glazed window, walk-in double enclosure with thermostatic mixer shower, vanity unit with granite top housing wash basin & low level WC with concealed cistern, tiled floor, shaver point and a chrome dual fuel heated towel rail.



## Externally

The front garden is block paved and lined by mature shrubs, plants and bushes. A shared alleyway to the side leads to the rear garden. The rear garden is a large, landscaped garden with extensive lawn and stone patio areas, borders, pond with water feature, bin & wood stores, and a summer house with storage shed attached.







## Additional Information

**Local Authority** - Stockton-on-Tees  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Floor Area** - 1120.00 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			84
(69-80) C			
(55-68) D		68	
(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

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