



Hylton Road
Billingham

£90,000
ENERGY RATING: TBC

A three bedroom semi-detached house, set on a generous plot with a large enclosed rear garden. The property is in need of modernisation but benefits from UPVC double glazing, gas combi central heating and is conveniently located close to local amenities. Offered with no onward chain the property comprising: entrance hall, lounge, dining room, kitchen, three first floor bedrooms, bathroom and a separate WC. There is a lawned garden to the front of the property and a large enclosed garden to the rear. Energy Rating: TBC. Council Tax Band: A (£1,740.93).



- Three Bedrooms • Semi-detached House • Lounge & Kitchen/Dining Room • Large Rear Garden • Driveway / Access from Rear

Entrance Hall

UPVC double glazed entrance door with UPVC double glazed side panel, staircase to first floor, tiled floor, understair meter cupboard and a radiator.

Lounge

3.40m x 4.51m (11'1" x 14'9")

Front & rear aspect UPVC double glazed windows, feature fireplace with electric fire, and a radiator.

Dining Room

2.86m x 2.28m (9'4" x 7'5")

Rear aspect window, tiled floor, opening to:

Kitchen

2.72m x 4.00m (8'11" x 13'1")

Rear aspect window & door to lean to/garden room. Base & wall units with rolled worksurfaces and tiled splashbacks incorporating a stainless steel sink & mixer tap, space for cooker, space & plumbing for washing machine, pantry, tiled floor and a radiator.

First Floor Landing

Side aspect UPVC double glazed window, access to loft and a radiator.

Bedroom One

3.59m x 3.54m (11'9" x 11'7")

Front aspect UPVC double glazed window and a radiator.

Bedroom Two

2.76m x 3.96m (9'0" x 12'11")

Two rear aspect UPVC double glazed window, cupboard housing combi boiler and a radiator.

Bedroom Three

2.28m x 2.84m (7'5" x 9'3")

Front aspect UPVC double glazed window and a radiator.

Bathroom

Rear aspect UPVC double glazed window, panel enclosed bath, wash basin and tiled splashbacks.

Separate WC

Side aspect UPVC double glazed window and a low level WC.

Externally


There is a lawned garden to the front with established borders and hedge. To the rear is a large enclosed garden with lawn, patios, borders, a lean-to/garden room and a double gates providing access from the rear and off-street parking.



• No Forward Chain!! • Energy Rating: TBC • Council Tax Band: A (£1,740.93)





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

Billingham Sales
 63 Queensway
 Billingham
 TS23 2LU

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

drummonds —
 estate agents