



Sledmere Close
Billingham

£120,000
ENERGY RATING: D-67

2 Sledmere Close, Billingham, TS23 3LA

We are acting in the sale of the above property and have received an offer of £120,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

We offer for sale this three bedroom semi-detached house located on a large corner plot. The property benefits from full UPVC double glazing and gas central heating and the living accommodation briefly comprises; Lounge, dining room, Kitchen and conservatory to the ground floor with three first floor bedrooms and a shower room/WC. There is a large block paved area to the front with a private wall enclosed garden to the rear. Energy rating D. Council tax band A £1,740.93pa. NO ONWARD CHAIN.



• Three Bedrooms • Semi Detached House • Large Corner Plot • Conservatory • UPVC Double Glazing • Gas Central Heating • Energy Rating D • Council Tax Band A £1740.93pa • No Onward Chain

ENTRANCE

UPVC double glazed door to lounge

LOUNGE

Front aspect UPVC double glazed window and rear aspect UPVC double glazed French doors to dining room. Feature fireplace with wooden surround, marble hearth and electric fire. Radiator and staircase to first floor.

DINING ROOM

Rear aspect UPVC double glazed French doors to conservatory.

KITCHEN

Rear aspect UPVC double glazed window. A range of base & wall units with rolled worksurfaces incorporating stainless steel sink & mixer tap. Electric hob with oven below and extractor hood over. Space for washer and fridge freezer. Fully tiled walls.

CONSERVATORY

Brick dwarf wall & UPVC construction with side aspect UPVC double glazed French doors to garden. Laminate flooring and wall lights.

FIRST FLOOR LANDING

Airing cupboard housing boiler and access to loft.

BEDROOM ONE

Front aspect UPVC double glazed window. Built in wardrobes and a radiator.

BEDROOM TWO

Rear aspect UPVC double glazed window and a radiator.

BEDROOM THREE

Rear aspect UPVC double window and a radiator.

SHOWER ROOM/WC

Side aspect UPVC double glazed window. Walk in shower cubicle with electric shower over, pedestal wash basin and low level WC. Fully tiled walls and wet room flooring.


EXTERNALLY

There is a fully block paved front garden with a private enclosed walled garden to the rear. There is also a block paved driveway off Low Grange Avenue at the rear of the garden wall.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(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

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