



Keverstone Grove  
Billingham

£170,000

ENERGY RATING: C-71

STUNNING two double bedroom semi-detached property, excellently presented, offering hi-spec modern living. The accommodation comprises; entrance hall with oak flooring, 19 ft. lounge with French doors opening to the garden, kitchen/diner with high gloss units & range cooker, modern shower room and two first floor double bedrooms. There is a lawned front garden, long driveway to the side with EV charging point, detached garage and a low maintenance private garden to the rear. The property benefits from a recent re-wire with upgraded USB sockets, gas combi central heating system with Hive smart controls and anthracite UPVC windows & composite doors. Energy Rating: C-71. Council Tax Band: B (£1,937.35). VIEWING IS ESSENTIAL TO FULLY APPRECIATE!!!



- Two Double Bed Semi Detached House • 19ft. Lounge with French Doors to Garden • Stunning Kitchen/Diner with Appliances

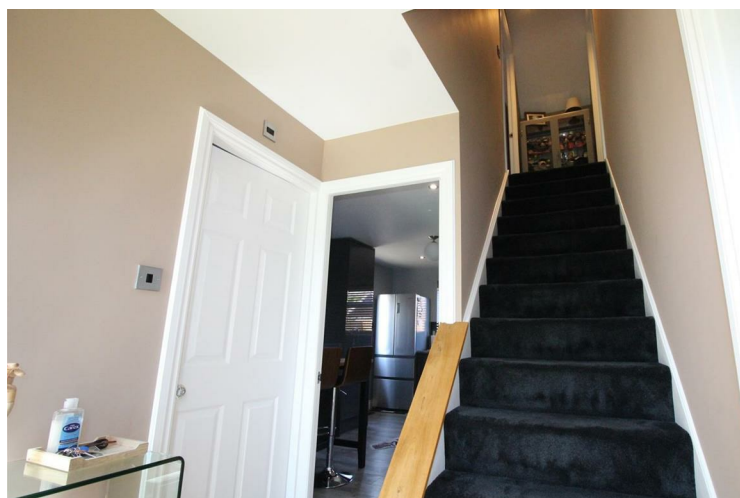
## Entrance Hall

Composite entrance door, oak flooring & staircase to first floor and a radiator.

## Lounge

**19'10" x 10'11" (6.05m x 3.33m)**

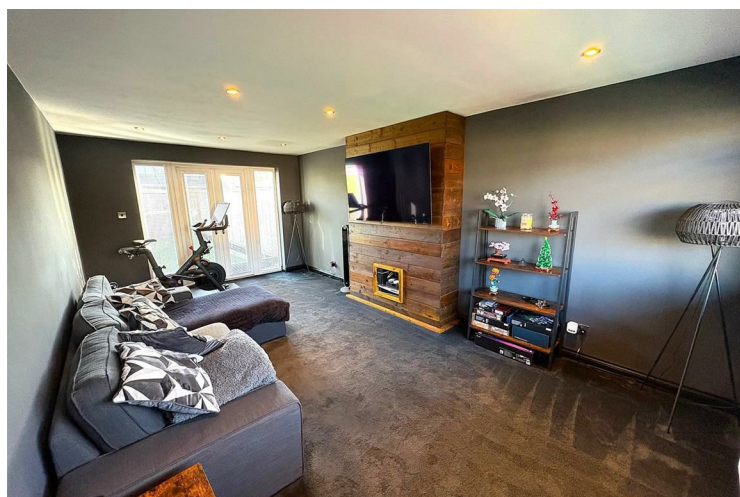
Front aspect double glazed window and rear aspect UPVC double glazed French doors with blinds opening to the garden. Feature wooden panelled chimney breast with recess for TV/entertainment units. Spot lights and a radiator.



## Kitchen/Diner

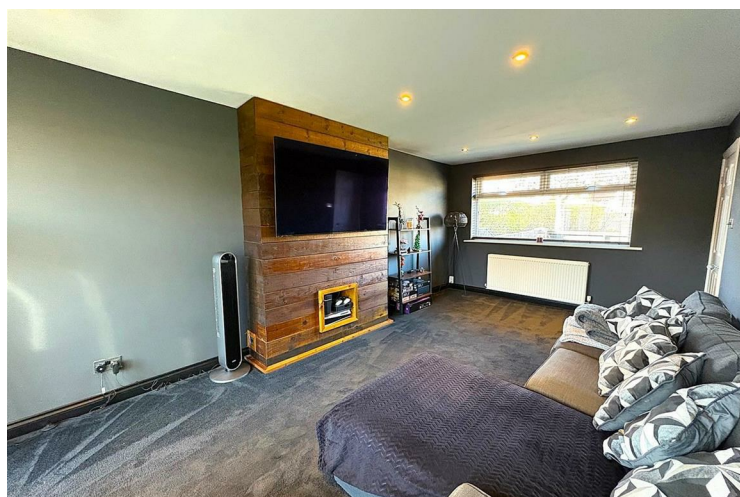
**14'8" x 11'7" (4.49m x 3.54m)**

Side & rear aspect UPVC double glazed windows and side aspect UPVC door. A range of grey high gloss base & wall units with rolled worksurfaces and glass splashbacks incorporating 1½ bowl sink unit & mixer tap, gas ranger cooker with extractor hood over. Integrated washing machine, space for fridge/freezer, floor to ceiling unit housing Worcester combi boiler, understair storage cupboard with oak door, spot lights and a radiator.



## Shower Room

Side aspect UPVC double glazed window, corner enclosure with thermostatic mixer shower, vanity wash basin and a low level WC. Fully tiled walls & floor, wall mounted storage unit, extractor fan, spotlights and a chrome heated towel rail.



- Modern Shower Room/WC • Landscaped, Low Maintenance Gardens • Drive, Garage & EV Charging Point • Energy Rating: C-71 • Council Tax Band: B (£1,937.35)



## First Floor Landing

Access to loft.

## Bedroom One

13'9" x 10'11" (4.20m x 3.33m)

Front aspect double glazed window and a radiator.

## Bedroom Two

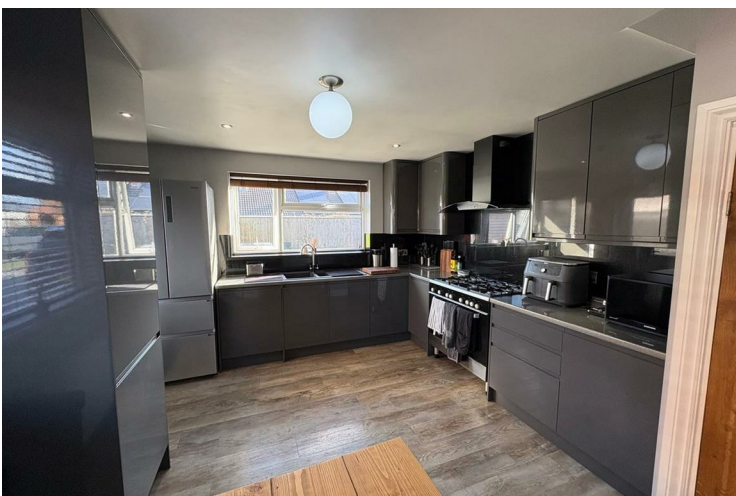
10'10" x 8'5" (3.32m x 2.58m)

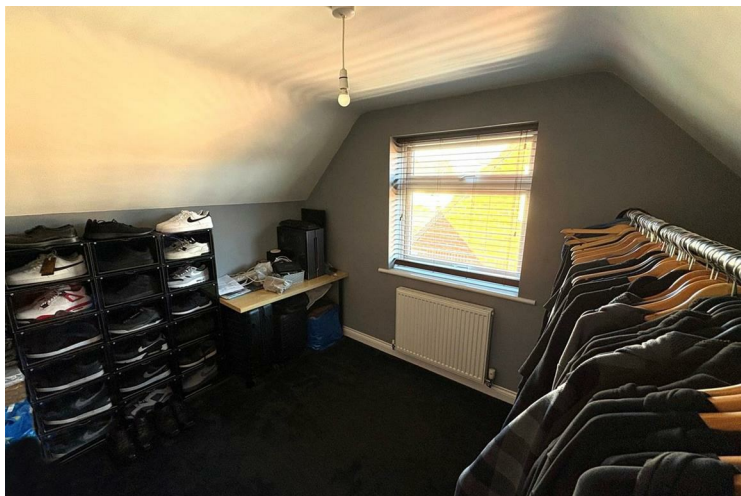
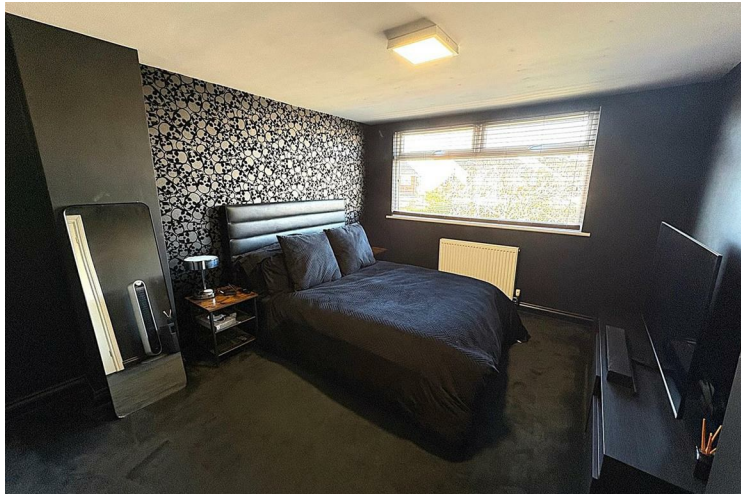
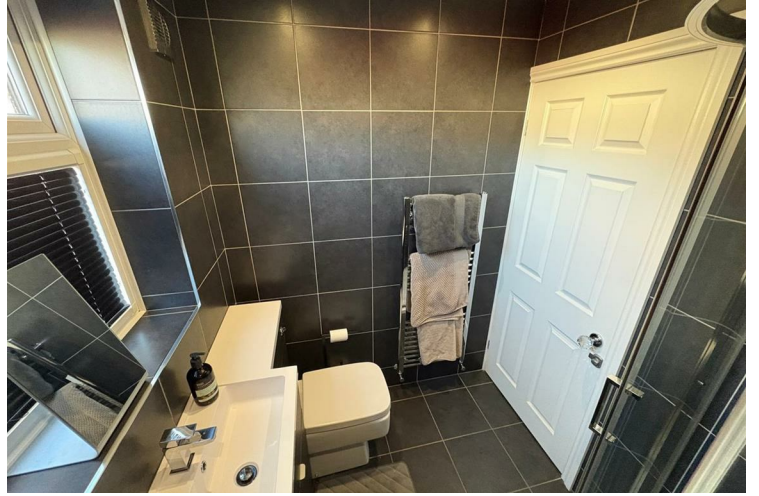
Side aspect double glazed window and a radiator.



## Externally

There is a lawned garden to the front of the property, a long driveway to the side with EV charging point, a detached garage with roller door, power & lighting and to the rear is a private low maintenance garden with artificial lawn and decked areas.



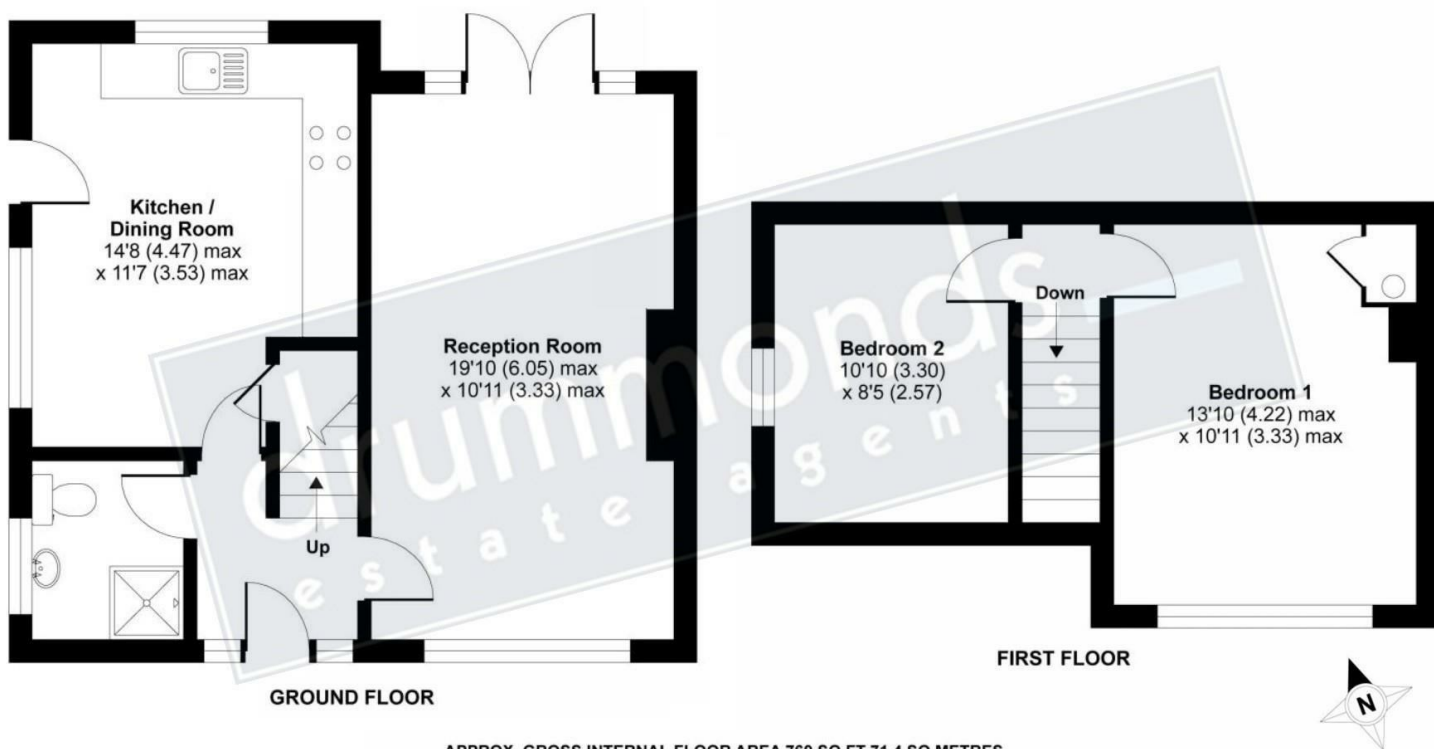




## Additional Information

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

**Floor Area** - 765.00 sq ft  
**Tenure** - Freehold



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			
		71	78
<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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