



Pendle Crescent  
Billingham

£125,000  
ENERGY RATING: E-48

Nestled in the quiet popular area of Pendle Crescent, Billingham, this well presented end-terrace house offers a perfect blend of comfort and convenience. Benefitting from UPVC double glazing and Gas combi central heating the living accommodation briefly comprises; Entrance porch, hallway, lounge, dining room and kitchen to the ground floor with three first floor bedrooms, shower room and separate WC. Externally there is a driveway providing off road parking for one car and a good size rear garden which is mainly lawn and patio. Energy Rating E. Council Tax band A £1740.93pa. Sold with NO ONWARD CHAIN viewing is highly recommended.



- Three Bedrooms End Terrace • Lounge, Dining Room & Large Kitchen • Shower Room & Separate WC • Gardens & Driveway

### **Porch**

Front aspect UPVC double glazed door and side aspect windows.

### **Hallway**

Staircase to first floor, understairs meter cupboard and a radiator.

### **Lounge**

Front aspect UPVC double glazed window. Feature fireplace with wooden surround and marble hearth, radiator.

### **Dining Room**

Rear aspect UPVC double glazed window, coving and a radiator. Open plan to kitchen.

### **Kitchen**

Two rear aspect UPVC double glazed windows and a side aspect UPVC double glazed door to garden. A range of base and wall units with wood effect rolled work surfaces incorporating stainless steel sink and mixer tap. Space for cooker, washer and fridge freezer. Laminate flooring and a storage cupboard.

### **First Floor Landing**

Skylight access to loft. Airing cupboard housing Main Combi boiler.

### **Bedroom One**

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

### **Bedroom Two**

Rear aspect UPVC double glazed window, built in cupboards and a radiator.

### **Bedroom Three**

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

### **Separate WC**

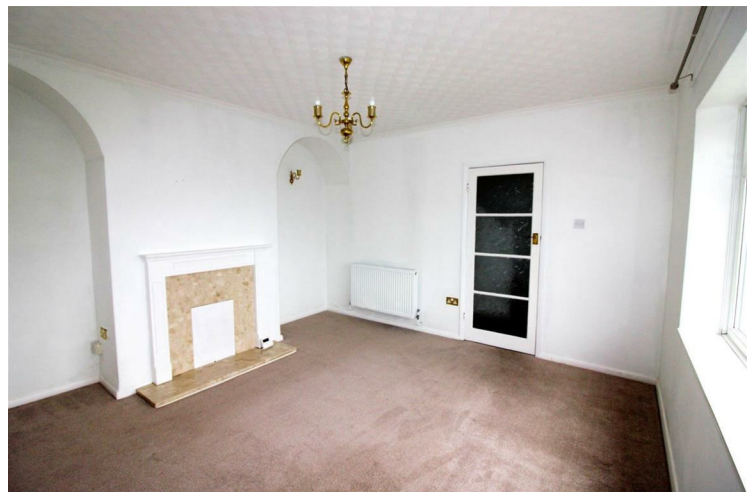
Rear aspect UPVC double glazed window and a low level WC.

### **Shower Room**

Rear aspect UPVC double glazed window, walk in double shower cubicle with electric shower over, pedestal wash basin, fully tiled walls and a radiator.

### **Externally**

There is a small lawn garden with brick dwarf wall to the front. Paved driveway for off road parking for one car to the side and a private enclosed garden to the rear which is mainly lawn with a paved patio area and a brick outhouse.



- Popular Location Overlooking Green
- Close to Town Centre & Amenities
- Gas Combi Central Heating
- Full UPVC Double Glazing
- Energy Rating: E
- Council Tax Band: A £1740.93





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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