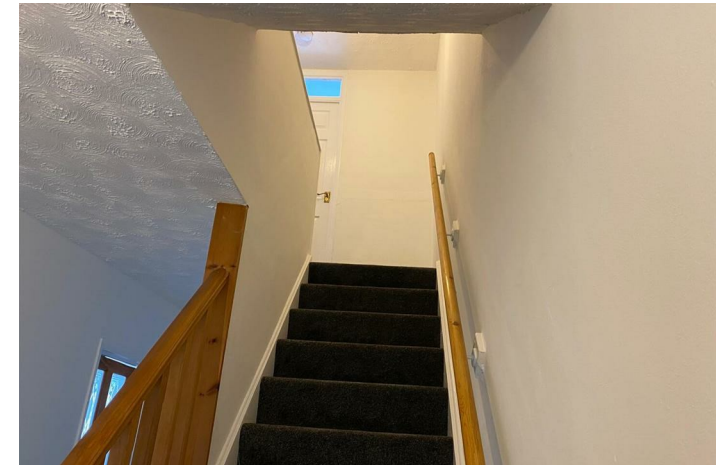




71 FLODDEN WAY BILLINGHAM, TS23 3LQ

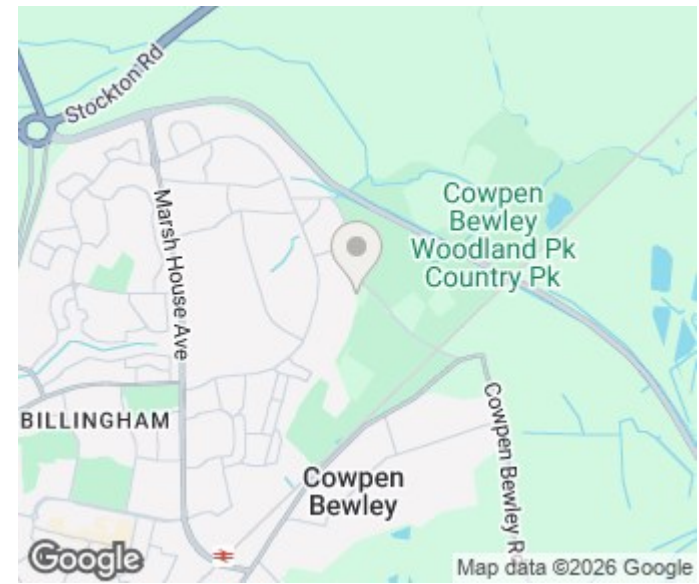
£650 PER MONTH

Welcome to this charming three-bedroom house located on Flodden Way in Billingham. This property offers a generous living space of 904 square feet, making it an ideal choice for families or professionals seeking comfort and convenience.

As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The property boasts a newly fitted kitchen, equipped with modern appliances and stylish finishes, ensuring a delightful cooking experience. The kitchen also features new flooring, adding to the overall appeal of the home.

Each of the three bedrooms is well-proportioned, providing ample space for rest and personalisation. New carpets have been laid throughout the property, enhancing the comfort and aesthetic of each room. Additionally, new blinds have been installed, offering privacy and a touch of elegance.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: A

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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