



23 Allington Drive, Billingham
£164,000





23 Allington Drive

Billingham

A Smart Semi-Detached House on a Popular Estate is Always a Good Place to Start and This Three-Bedroom Example Really Does Make for a Perfect First Time Buyer Home.

- Smart, Tastefully Presented Three Bedroom Semi Detached House
- Fantastically Presented Throughout
- Fabulous Modern Bathroom with Four Piece Suite
- Southerly Facing Rear Garden
- Stunning Kitchen/Diner with a Range of Modern Units
- Lounge & Rear Facing Conservatory
- UPVC Double Glazing & Combi Boiler
- Garage & Block Paved Driveway

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It is with a tasteful and careful eye that this semi-detached house is an ideal first home and has the advantage of a sunny southerly facing rear garden, garage and parking space on the driveway. The spotlessly clean, nicely decorated interior comprises entrance hall, stunning kitchen/diner, rear lounge and conservatory on the ground floor. The first floor has three good sized bedrooms and fabulous bathroom with a modern white suite. Other notable features include UPVC double glazing and central heating with a combi boiler. Tenure - Freehold Council Tax Band B

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Buyers Identification Check(s)

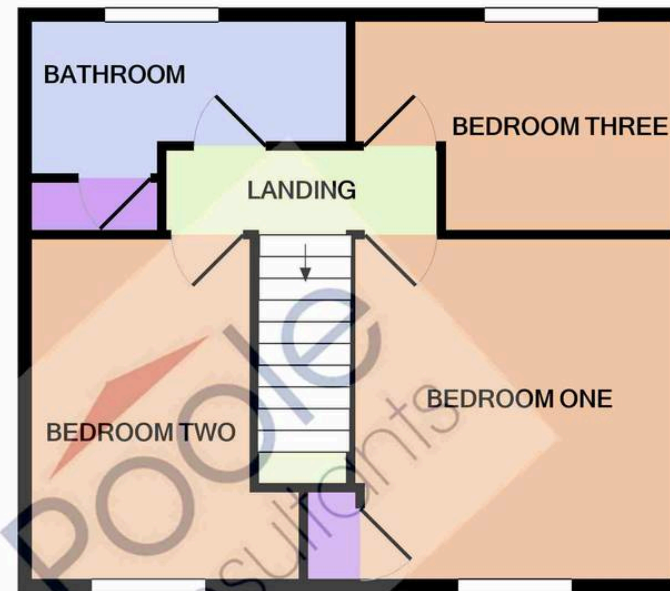
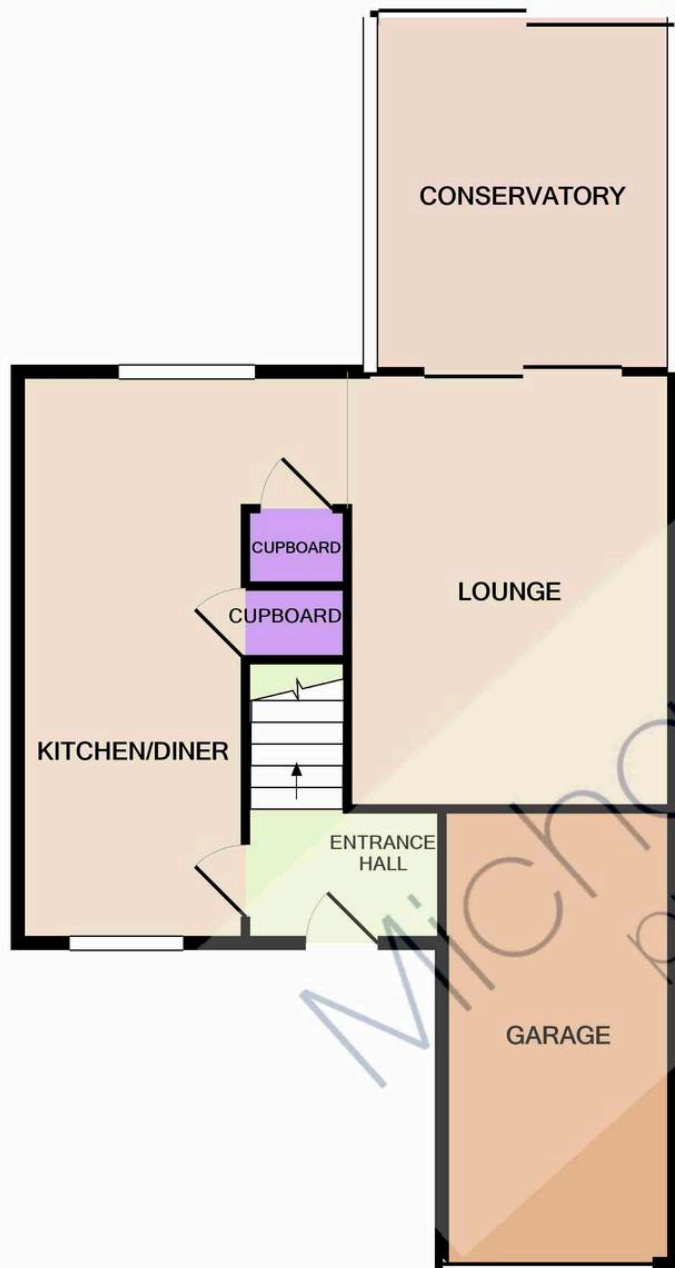
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.











TOTAL APPROX. FLOOR AREA 1125 SQ.FT. (104.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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