drummonds
estate agents



Holmeside Grove
Billingham

£159,500

ENERGY RATING: C-70

** NO ONWARD CHAIN ** FIRST TIME BUYER OPPORTUNITY ** We offer for sale this three Bedroom semi-detached house in a popular quiet cul-de-sac just off Sherburn Avenue in Billingham. The property has been updated throughout with a recent modern kitchen and bathroom and provides ample living space internally with a low maintenance South facing back garden. Benefitting from a recent gas Combi boiler and full UPVC double glazing the living accommodation briefly comprises; entrance porch, lounge, kitchen/diner with three first floor bedrooms, family bathroom and separate WC.. Early viewing is recommended. ** EPC Rating: C-70 ** Council Tax Band: B (£2,031.08) **





- Three Bedroom Semi-Detached House
- Spacious Lounge & Kitchen/Diner
- Popular Small Quiet Cul-de-sac

ENTRANCE PORCH

LOUNGE
Front and rear aspect UPVC double glazed windows, solid wood flooring, spotlights and two radiators.

KITCHEN/DINER
Rear aspect UPVC double glazed door and front and rear aspect UPVC double glazed windows. A range of base & wall units with wooden worktops incorporating stainless steel sink and mixer tap. Gas hob with oven below and stainless steel extractor hood over. Space for washer and fridge freezer, laminate flooring, spotlights and a radiator.

FIRST FLOOR LANDING

BEDROOM ONE
Front aspect UPVC double glazed window, built in wardrobes, laminate flooring and a radiator.

BEDROOM TWO
Rear aspect UPVC double glazed window and a radiator.

BEDROOM THREE
Front aspect UPVC double glazed window, laminate flooring and a radiator.

BATHROOM
Rear aspect UPVC double glazed window. Modern white suite comprising; panel enclosed bath with Rainforest shower over and glass screen, wash basin. Fully tiled walls extractor fan and radiator.

SEPARATE WC
Rear aspect UPVC double glazed window and low level WC

EXTERNALLY
There is a lawn area and path to the front of the house with a South facing low maintenance paved garden to the rear. There is a detached garage providing ore parking space to the side of the house.



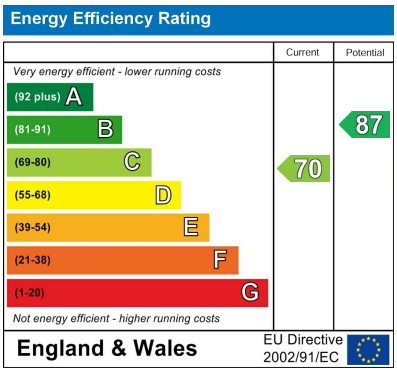


• South Facing Low Maintenace Garden • Parking Space & Garage • Energy Rating C • Council Tax Band: B (£2,031.08) • NO ONWARD CHAIN









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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