

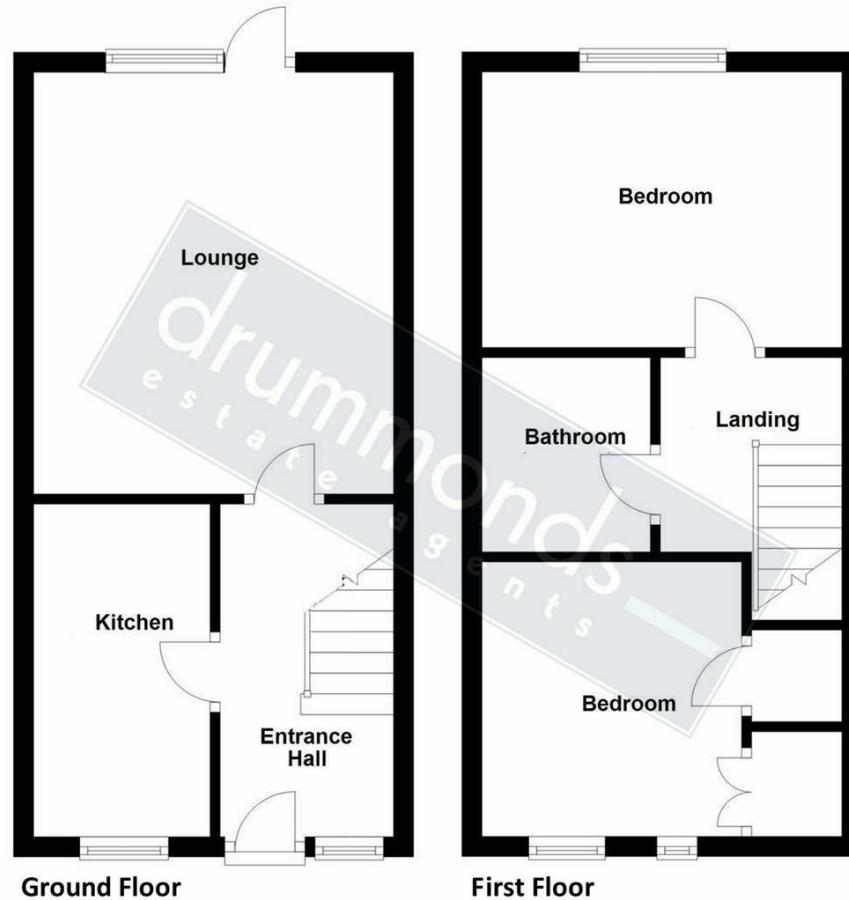


**18 CRANSWICK CLOSE  
BILLINGHAM, TS23 3NH**

**£100,000  
FREEHOLD**

A well presented home situated in this quiet cul-de-sac just off Low Grange Avenue. Ideal for first time buyers and investors, briefly comprising; entrance hall, kitchen, spacious lounge, two first floor double bedrooms and bathroom/WC. There is a driveway to the front of the property providing off-street parking and an enclosed garden to the rear. Benefiting from a recent combi boiler and full UPVC double glazing. Energy Rating: TBC. Council Tax Band: A (£1,660.58). NO FORWARD CHAIN!!

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Measurements are approximate. Not to scale. For illustrative purposes only.



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