



260 COTSWOLD CRESCENT BILLINGHAM, TS23 2QW

**£110,000
FREEHOLD**

Nestled in the charming area of Cotswold Crescent, Billingham, this delightful terraced house offers a great opportunity to a FIRST TIME BUYER or INVESTOR. Spanning an impressive 1,055 square feet, the property boasts two inviting reception rooms. The well-proportioned three bedrooms provide ample space for a growing family or those seeking a home office. Constructed in the late 1950s, this house retains a sense of character while offering the modern amenities required for contemporary living. The single bathroom is thoughtfully designed, catering to the needs of the household. Energy Rating C. Council Tax Band A £1660.58pa. NO ONWARD CHAIN!

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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