drummonds
estate agents

Delaval Road
Billingham

£75,000
ENERGY RATING: D-68

Notice Of Offer. Property Address:72 Delaval Road, Billingham, TS23 3BU
We advise that an offer has been made for the above property in the sum of £77,600. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. Agents Address:63 Queensway, Billingham, TS233 2LU Agents Telephone number 01642530919.
A three bedroom end of terrace house, affordably priced, located close local amenities and not far from Billingham town centre. Offered with no onward chain and briefly comprising: entrance hall, lounge with double doors to dining room, kitchen, three first floor bedrooms, bathroom and a separate WC. There is a lawned garden to the front of the property and an enclosed block paved garden to the rear. Energy Rating: D-68. Council Tax Band: A (£1,660.58).

• Three Bed End Terraced House • Lounge & Separate Dining Room • Spacious Kitchen • Bathroom & Separate WC

Entrance Hall

Composite entrance door with feature light, staircase to first floor, laminate flooring, meter cupboard and a radiator.

Lounge

18'7" x 10'0" (max.) (5.68m x 3.06m (max.))

Front & rear aspect UPVC double glazed windows, laminate flooring, coving, radiator and double doors to:

Dining Room

8'0" x 7'7" (2.44m x 2.33m)

Rear aspect UPVC double glazed windows, laminate flooring, coving and a radiator.

Kitchen

18'8" x 7'5" (5.71m x 2.28m)

Front & rear aspect UPVC double glazed windows and a side aspect composite door. Base & wall units with rolled worksurfaces and tiled splashbacks incorporating a stainless steel sink & mixer tap, electric hob, built-in oven, space & plumbing for washing machine, laminate flooring and a radiator.

First Floor Landing

Airing cupboard housing combi boiler, access to loft.

Bedroom One

12'10" x 10'3" (3.93m x 3.14m)

Front aspect UPVC double glazed window, built-in cupboard, laminate flooring and a radiator.

• Low Maintenance Gardens • Vacant Possession • Energy Rating: D-68 • Council Tax Band: A (£1,660.58)

Bedroom Two

9'7" x 10'6" (2.93m x 3.21m)

Front aspect UPVC double glazed window, built-in cupboard, laminate flooring and a radiator.

Bedroom Three

8'9" x 7'7" (2.69m x 2.33m)

Rear aspect UPVC double glazed window and a radiator.

Bathroom

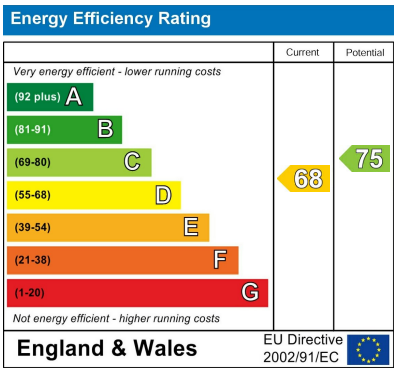
Rear aspect UPVC double glazed window, bath with electric shower over, pedestal wash basin, tiled splashbacks and a radiator.

Separate WC

Rear aspect UPVC double glazed window and a low level WC.

Externally

There is a lawned garden to the front with an enclosed low maintenance block paved garden to the rear.



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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