

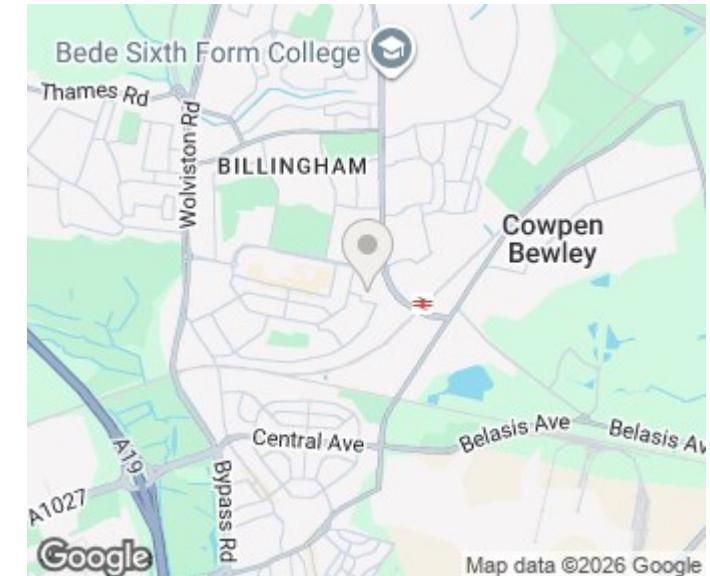


4 PENDLE CRESCENT BILLINGHAM, TS23 2RA

£110,000
FREEHOLD

** INVESTMENT OPPORTUNITY ** SOLD WITH TENANT IN SITU and CURRENT RENT £625 PCM **We offer for sale this three bedroom mid terraced house close to Billingham town centre, local schools and amenities. The property benefits from gas Combi central heating and UPVC double glazing with the spacious family accommodation briefly comprising: Lounge. Kitchen/Dining room with three first floor bedrooms and family bathroom **CURRENT GAS AND ELECTRIC CERTIFICATES IN PLACE ** ENERGY RATING C ** **NO ONWARD CHAIN** ** Council Tax Band: A (£1,660.58)**

drummonds
estate agents



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (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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