



Hesledon Close  
Stockton-On-Tees

£100,000  
ENERGY RATING: D-59

An affordable three bedroom terraced house, located just off Darlington Lane, close to Newham Grange Park. The spacious accommodation comprises; entrance hall, cloaks/WC, through lounge/dining room, kitchen/diner, three first floor bedrooms with fitted wardrobes and family bathroom. There are low maintenance gardens to the front & rear of the property with the rear enjoying a sunny Westerly facing aspect. Energy Rating: D-59. Council Tax Band: A (£1,634.11).





- Three Bedrooms Terraced House • Through Lounge/Dining Room • Kitchen/Diner • Bathroom & Cloaks/WC • Low Maintenance Gardens

### Entrance Hall

UPVC entrance door with feature lights, staircase to first floor and a meter/boiler cupboard.

### Cloaks/WC

Hand wash basin and a low level WC.

### Lounge/Dining Room

**6.00m x 3.05m (19'8" x 10'0")**

Front aspect UPVC double glazed window, rear aspect UPVC double glazed French doors opening to the garden, feature fireplace with marble hearth & inset electric fire, coving and dado rail.

### Kitchen/Diner

**2.93m x 3.89m (9'7" x 12'9")**

Rear aspect UPVC double glazed window & door leading to the garden. A range base & wall units with rolled worksurfaces and tiled splashbacks incorporating a 1½ bowl sink unit & mixer tap, gas hob, with oven below and an extractor hood over. Space & plumbing for washing machine, space for undercounter fridge and tiled flooring.

### First Floor Landing

Spindle staircase and access to loft.

### Bedroom One

**2.93m x 3.62m (9'7" x 11'10")**

Rear aspect UPVC double glazed bay window and two built-in wardrobes.

### Bedroom Two

**2.95m x 3.00m (9'8" x 9'10")**

Rear aspect UPVC double glazed window, built-in wardrobe, and airing cupboard.

### Bedroom Three

**2.06m x 3.39m (6'9" x 11'1")**

Rear aspect UPVC double glazed window and a built-in wardrobe.

### Bathroom

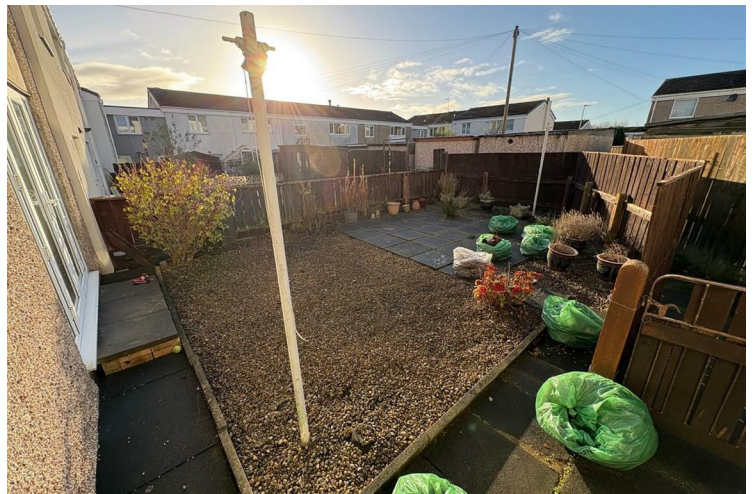
Front aspect UPVC double glazed window, white suite comprising; panel enclosed bath, wash basin, low level WC and laminate flooring.

### Externally

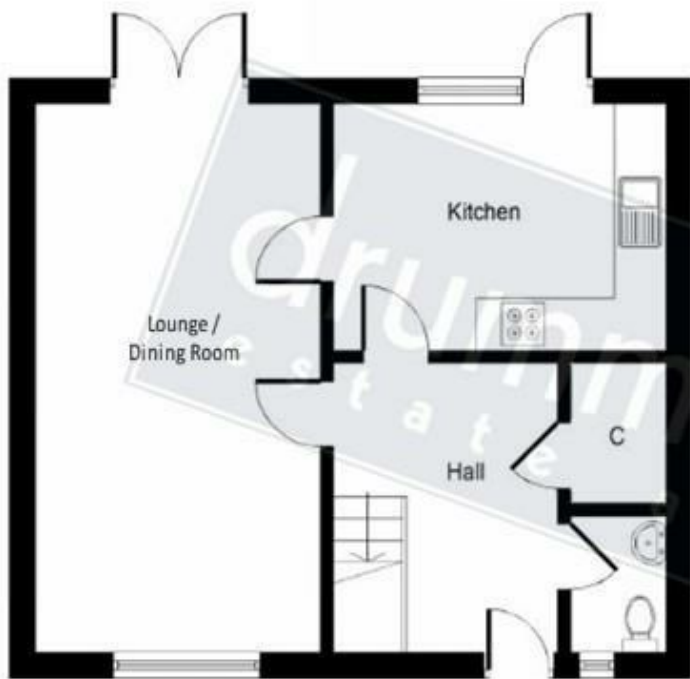
There are low maintenance gardens to the property with a gravelled garden to the front of the property and an enclosed paved & gravelled garden to the rear with a rear gate providing access.



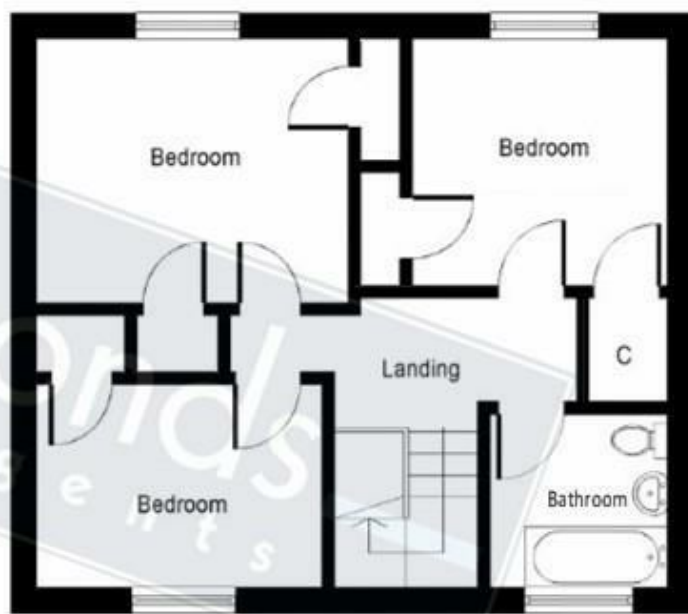






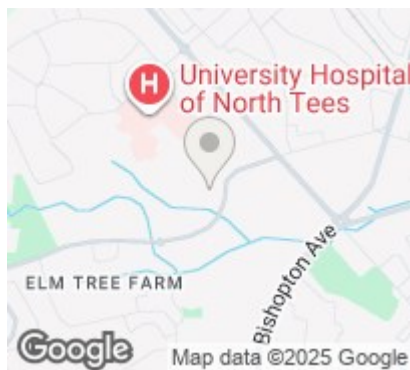


**Ground Floor**



**First Floor**

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		59	74
		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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