



Low Grange Avenue  
Billingham

£125,000  
ENERGY RATING: D-65

A three bedroom semi-detached house ideally suited to first time buyers & families, close to bus routes and shops and just a short walk to the town centre. The spacious accommodation comprises; entrance hall, lounge, kitchen, dining room, garden room, three first floor bedrooms and a bathroom. There is a lawned garden and driveway to the front leading to a garage with an enclosed garden to the rear. Energy Rating: D-65. Council Tax Band: A (£1,740.93). NO FORWARD CHAIN!!



- Semi Detached House • Three Bedrooms • Two Reception Rooms • Off Road Parking • Enclosed Rear Garden • Energy Rating D • Council Tax Band A £1740.93pa • NO ONWARD CHAIN

## ENTRANCE

UPVC double glazed door with windows to the sides.

## HALLWAY

Staircase to first floor, under stair meter cupboards and a radiator.

## LOUNGE

**3.43m x 4.47m (11'3 x 14'8)**

Front aspect UPVC double glazed bow window, electric fire and a radiator.

## DINING ROOM

**2.84m x 2.44m (9'4 x 8'0)**

Rear aspect UPVC double glazed window, storage cupboard and sliding doors into:

## KITCHEN

**2.74m x 4.14m (9'0 x 13'7)**

Two rear aspect UPVC double glazed windows. A range of base & wall units with rolled work surfaces incorporating stainless steel sink & mixer tap. Electric hob with oven & stainless steel & extractor hood over. Space for washing machine and fridge/freezer. Wall mounted 'Baxi' combi boiler, fully tiled floor & a radiator.

## GARDEN ROOM

Side UPVC window and patio doors to rear garden and fully tiled floor.



## FIRST FLOOR LANDING

Side UPVC double glazed window, radiator and access to the loft.

## BATHROOM

Two rear aspect UPVC double glazed windows. Modern white suite comprising; panel enclosed bath with electric shower over, pedestal sink and low level WC. Part tiled walls, extractor fan and a radiator.

## BEDROOM TWO

**2.64m x 3.94m (8'8 x 12'11)**

Two rear aspect UPVC double glazed windows, two built-in cupboards and a radiator.

## BEDROOM ONE

**3.43m x 3.51m (11'3 x 11'6)**

Front aspect UPVC double glazed window and a radiator.

## BEDROOM THREE

**2.26m x 2.84m (7'5 x 9'4 )**

Front aspect UPVC double glazed window and a radiator.


## EXTERNALLY

There is a small lawn to the front of the property with a driveway to the side leading to the garage. To the rear is a good size private enclosed garden which is mainly lawn with some patio.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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