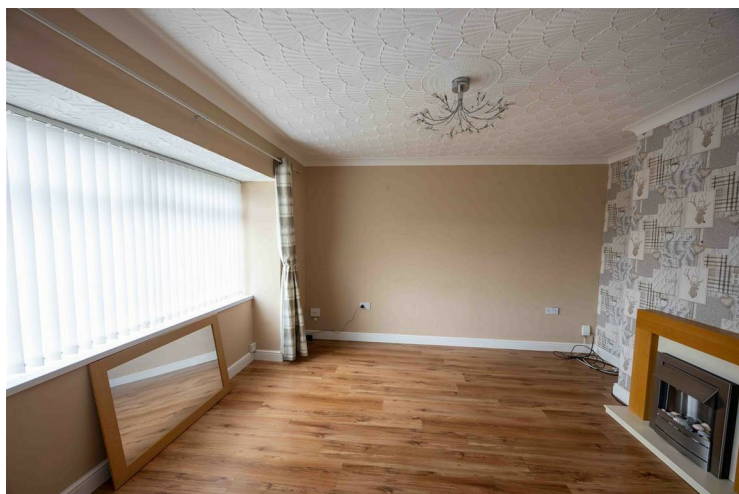
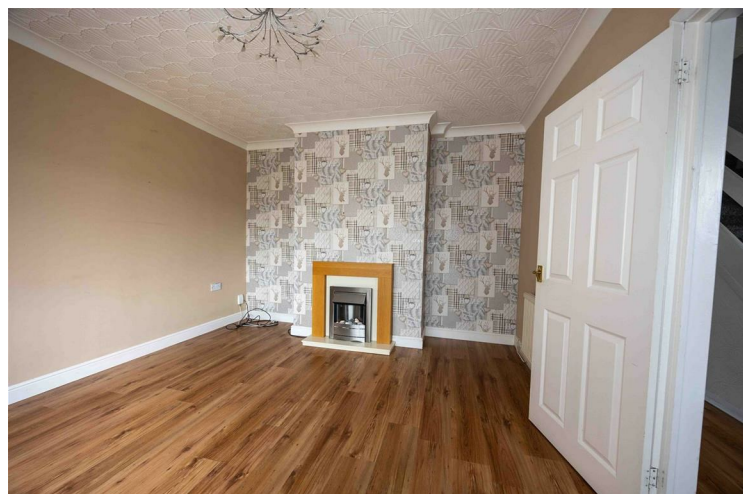




**Pendle Crescent  
Billingham**

**£110,000**  
**ENERGY RATING: C-69**

**\*\* 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)\*\***



- Three Bedrooms • Kitchen/Diner • New Carpets • UPVC Double Glazing • Combi Gas Central Heating • Enclosed Rear Garden • Close to Town Centre • Energy Rating C

## ENTRANCE

UPVC door with feature lights

## HALLWAY

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

## LOUNGE

4.38 x 3.66 (14'4" x 12'0")

Front aspect UPVC double glazed window. Feature fireplace with wooden surround and pebble effect fire. Laminate flooring, coving & a radiator.

## KITCHEN/DINER

3.53 x 4.77 (11'7" x 15'8")

Rear aspect UPVC double glazed window and door to garden. A range of base & wall units with rolled work surfaces incorporating stainless steel sink & mixer tap. Electric hob with oven & stainless steel splash back & extractor hood over. Space for washing machine, two storage cupboards & a radiator.

## FIRST FLOOR LANDING

Airing/storage cupboard and access to loft.

## BEDROOM ONE

3.65 x 4.34 (12'0" x 14'3")

Two rear aspect UPVC double glazed windows, built-in cupboard & a radiator.

## BEDROOM TWO

3.48 x 2.99 (11'5" x 9'10")

Front aspect UPVC double glazed window, built-in wardrobe & a radiator.

## BEDROOM THREE

2.44 x 2.61 (8'0" x 8'7")

Front aspect UPVC double glazed window, built-in cupboard & a radiator.

## BATHROOM

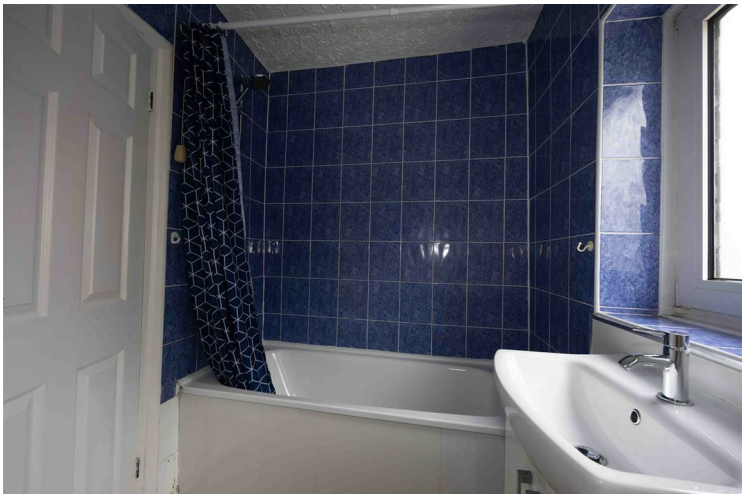
Two rear UPVC double glazed windows. White suite comprising; panel enclosed bath with electric shower, vanity unit housing wash basin & low level WC. Fully tiled walls & a radiator.

## EXTERNALLY

Walled front garden with side to an enclosed rear garden which is mostly lawn with patio and outhouse.









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		
	69	84
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

Billingham Lettings

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