



Rochester Road
Billingham

£127,500
ENERGY RATING: C-69

Nestled on Rochester Road this delightful terraced house presents an excellent opportunity for families, first-time buyers and Investors alike. The property benefits from gas combi central heating and UPVC double glazing throughout and the living accommodation briefly comprises; entrance hallway, lounge, dining room and kitchen with three first floor bedrooms and a family bathroom. Externally there is a small garden to the front with a private South West facing low maintenance garden to the rear. Energy Rating C. Council tax band A £1740.93pa. **SOLD WITH NO ONWARD CHAIN EARLY VIEWING IS HIGHLY RECOMMENDED!!!**



- Three Bedrooms • Mid Terraced House • Redecorated Throughout • Baxi Gas Combi Boiler • UPVC Double Glazing • Council Tax Band A £1740.93pa • Energy Rating C • NO ONWARD CHAIN

ENTRANCE HALLWAY

NEW Front aspect UPVC double glazed door and UPVC double glazed panel. Wood flooring, under stair meter cupboard, staircase to first floor and a radiator.

LOUNGE

Front aspect UPVC double glazed window, wood flooring, feature fireplace with wooden surround and pebble effect electric fire, coving and a radiator.

DINING ROOM

Front aspect UPVC double glazed , laminate tile effect flooring, coving and a radiator.

KITCHEN

Front aspect UPVC double glazed door & window. A range of base and wall units with wood effect worktops incorporating stainless steel sink and mixer tap. Gas hob with oven below and stainless steel extractor hood over. Space for washer and fridge freezer. Tile effect wood flooring, spotlights, radiator and wall mounted Baxi combi boiler.

FIRST FLOOR LANDING

Access to loft and storage cupboard.

BEDROOM ONE

Rear aspect UPVC double glazed windows, built in cupboard and a radiator.

BEDROOM TWO

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

BEDROOM THREE

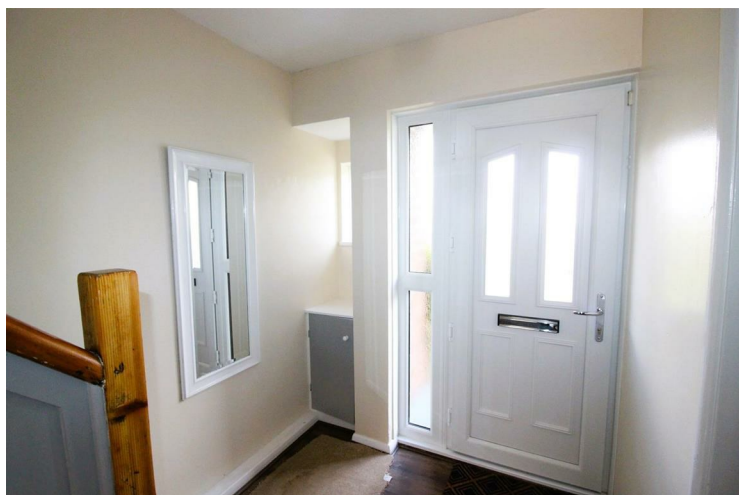
Front aspect UPVC double glazed window, built in cupboard and a radiator.

FAMILY BATHROOM

Rear aspect UPVC double glazed window. Modern white suite comprising; panel enclosed bath with telephone mixer tap, pedestal wash basin and low level WC. Part tiled walls, chrome heated towel rail and extractor fan.


EXTERNALLY

There is a small dwarf brick wall garden to the front which is pebbled with various shrubs. To the rear is a SOUTH WEST facing private enclosed low maintenance garden which is part pebbled, part paved with a brick outhouse.







| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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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