drummonds
estate agents

Auckland Road

Billingham

£145,000

ENERGY RATING: D-59

Offering flexible accommodation, a spacious 20 ft. lounge overlooking the garden, three bedrooms and a recently fitted modern shower room, this dormer style property is an excellent opportunity for a range of buyers. Further benefits include well-kept front and rear gardens, a long driveway leading to a detached garage, useful walk-in roof space with potential for further development and a West-facing rear garden making this property well worth viewing!! NO FORWARD CHAIN. Energy Rating: D-59. Council Tax Band: B (£2,031.08).

• Versatile & Spacious Dormer Style Property • 20 ft. Lounge Overlooking Garden • Three Bedrooms • Recent Modern Shower Room

Entrance Porch

UPVC entrance door with UPVC double glazed lights above & to side, and a wooden door with glazed side panel leading to:

Hallway

Understair storage/meter cupboard and a radiator.

Kitchen

3.30m x 2.49m (10'9" x 8'2")

Front & side aspect UPVC double glazed windows, wooden base units with rolled worksurfaces incorporating a stainless steel sink, electric cooker, washing machine, fridge/freezer, breakfast bar and a radiator.

Bedroom One/Dining Room

3.35m x 3.53m (10'11" x 11'6")

Front aspect UPVC double glazed window and a radiator.

Lounge

3.56m (max.) x 6.11m (11'8" (max.) x 20'0")

Two rear aspect UPVC double glazed windows & door opening to the garden. Feature fireplace with wooden surround, marble hearth & gas living flame fire, staircase to first floor and two radiators.

First Floor Landing

Bedroom Two

2.99m x 3.46m (9'9" x 11'4")

Front aspect UPVC double glazed window, freestanding wardrobes and a radiator.

Bedroom Three

2.99m x 2.56m (9'9" x 8'4")

Front aspect UPVC double glazed window, laminate flooring and a radiator.

Shower Room

Side aspect UPVC double glazed window, recently fitted modern suite comprising; walk-in shower with Bristan electric shower, pedestal wash basin and a low level WC. Tiled effect UPVC clad walls, UPVC clad ceiling with spotlights, extractor fan and a chrome heated towel rail.

Roof Space

2.39m (max.) x6 6.46m (7'10" (max.) x19'8" 21'2")

Walk-in roof space/storage area with lighting and access to loft.

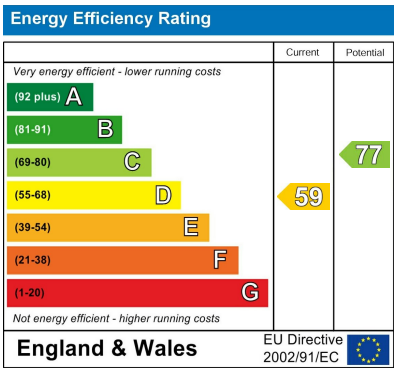
Externally

There is a lawned garden to the front of the property with well stocked borders. A long driveway to the side leads to a detached garage with up & over door. To the rear is an enclosed West facing garden, with lawn, patio, well stocked borders and a small lean-to greenhouse.

• Excellently Maintained Gardens • Long Driveway & Garage • Useful Roof Space with Potential to Extend • NO FORWARD CHAIN!! • Energy Rating: D-59 • Council Tax Band: B (£2,031.08)

GROUND FLOOR FIRST FLOOR

MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.



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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