



3 HEPPLER CLOSE

BILLINGHAM, TS23 3XP

£280,000
FREEHOLD

A large extended detached family home set in a small, quiet and popular cul-de-sac located off Heaton Road and Wallington Road. The spacious living accommodation boasts, entrance porch & hall, 21 ft. lounge with a multi-fuel burning stove, separate dining room, large L-shaped kitchen, cloaks/WC, four first floor double bedrooms, en-suite shower room to bedroom one and a family bathroom. There is a garden to the front with a long block paved driveway to the side leading to a detached garage and to the rear is an enclosed, private garden. Energy Rating: D-60. Council Tax Band: D (£2,490.88).

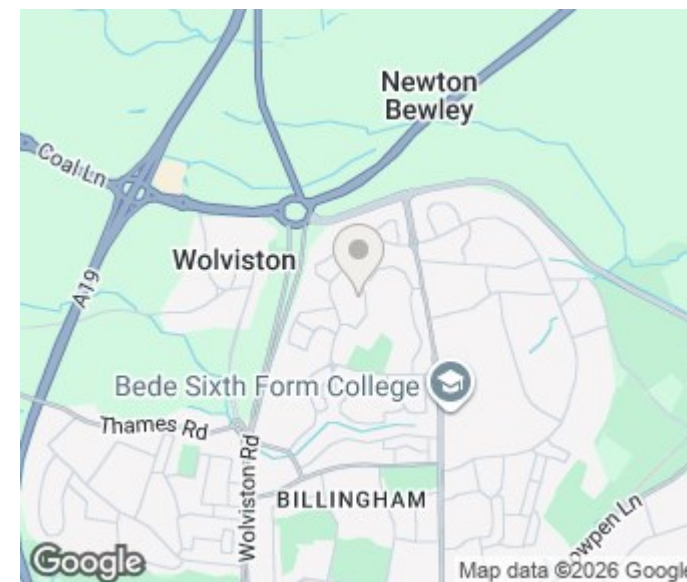
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Ground Floor

First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



| 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 | 60 | 76 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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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