



Fulbeck Court  
Billingham

£115,000  
ENERGY RATING: D-68

A spacious three bedroom semi-detached house perfectly suited to first time buyers or families, located in this very small and quiet cul-de-sac, within a short walk to the town centre and local amenities. The property comprises; entrance hall, L-shaped lounge/diner, 18 ft. kitchen/breakfast room, three first floor bedrooms, bathroom and a separate WC. There is a lawned garden to the front, driveway to the side and a low maintenance garden to the rear with a detached garage. Energy Rating: D-68. Council Tax Band: A (£1,660.58). NO FORWARD CHAIN!!





- Three Bed Semi Detached House • Large L-shaped Lounge/Diner • 18ft. Kitchen/Breakfast Room • Low Maintenance Gardens

## Entrance Hall

UPVC entrance door with feature light, staircase to first floor, understair storage area & meter cupboard and a radiator.

## L-shaped Lounge/Diner

5.65m x 4.98m (at widest) (18'6" x 16'4" (at widest))

Front & two rear aspect UPVC double glazed windows, feature fireplace with electric fire, coving and two radiators.



## Kitchen/Breakfast Room

5.64m x 2.26m (18'6" x 7'4")

Front & rear aspect UPVC double glazed windows and a rear aspect UPVC double glazed door opening to the garden. A range of base & wall units with rolled worksurfaces and tiled splashbacks incorporating a stainless steel sink & mixer tap, electric hob with oven below & extractor hood over. Space & plumbing for washing machine, space fridge/freezer, breakfast bar, laminate flooring, meter cupboard and a radiator.



## First Floor Landing

Airing cupboard housing Baxi combi boiler, access to loft.

## Bedroom One

3.87m x 3.13m (12'8" x 10'3")

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





- Drive and Detached Garage • Energy Rating: D-68 • Council Tax Band: A (£1,660.58) • NO FORWARD CHAIN!!



## Bedroom Two

2.82m x 3.22m (9'3" x 10'6")

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

## Bedroom Three

2.70m x 2.31m (8'10" x 7'6")

Rear aspect UPVC double glazed window, coving and a radiator.

## Bathroom

Rear aspect UPVC double glazed window, bath with electric shower over, wash basin, tiled walls and a radiator.

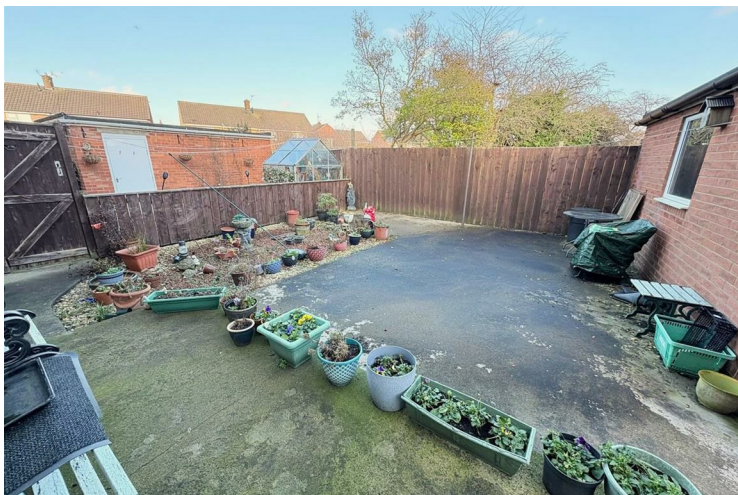


## Separate WC

Rear aspect UPVC double glazed window and a low level WC.

## Externally

There is a lawned garden to the front with well stocked border and a driveway to the side providing off-street parking. To the rear is a private low maintenance garden with a detached brick garage with up & over door.





**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	68	79
(39-54) E		
(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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