



**Cranswick Close
Billingham**

£130,000

ENERGY RATING: C-73

An excellently presented and extended two-bedroom, two reception room semi-detached home in this quiet cul-de-sac offering an ideal first time buy. The property comprises; entrance hall, lounge, modern fitted kitchen, dining room extension, two first floor bedrooms and contemporary bathroom. There is a lawned garden to the front of the property, a long drive to the side providing off-street parking for multiple vehicles and a low maintenance garden to the rear.

The property is currently tenanted and can be sold either with vacant possession or with the tenant in situ, therefore also representing an excellent investment opportunity for landlords seeking immediate rental income with no initial void period. Energy Rating: C-73. Council Tax Band: A (£1,660.58).



- Extended Two Bedroom Semi Detached
- Two Spacious Receptions Rooms
- Modern Kitchen & Bathroom

Entrance Porch

UPVC entrance door with leaded feature light, front aspect UPVC double glazed window and a wooden part glazed door leading to:

Lounge

4.26m x 3.87m (13'11" x 12'8")

Front aspect UPVC double glazed window, staircase to first floor, coving and a radiator.



Kitchen

2.84m x 3.87m (9'3" x 12'8")

Side aspect UPVC double glazed window, a range of cream base & wall units with wood effect rolled worksurfaces with tiled splashbacks incorporating sink & mixer tap, electric hob with glass & stainless steel extractor hood over. Built-in double oven, integrated washing machine and fridge/freezer. Laminate flooring, spot lights and a radiator.



Dining Room

3.26m x 3.42m (10'8" x 11'2")

Side aspect UPVC double glazed window and rear aspect double glazed patio doors opening to the garden, solid wood flooring, coving and a radiator.



First Floor Landing

Spindle staircase, coving and access to loft via a pull down ladder.

- Excellently Presented Throughout
- Gardens & Drive for Multiple Vehicles
- Currently Tenanted - Can Be Sold as Investment
- Energy Rating: C-73
- Council Tax Band: A (£1,660.58)



Bedroom One

3.06m x 2.91m (10'0" x 9'6")

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

Bedroom Two

2.06m x 3.86m (6'9" x 12'7")

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



Bathroom

Side aspect UPVC double glazed window, panel enclosed with mixer shower over, pedestal wash basin, low level WC, tiled walls and a radiator.

Externally

There is a lawn to the front of the property with a driveway to the side providing off-street parking for a number of vehicles. To the rear is a low maintenance patio garden.



** NOTES **

Currently tenanted on a periodic tenancy, generating £650 PCM (£7,800 PA). Can be sold with tenant in situ if required.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(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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