



**Windlestone Road  
Billingham**

**£100,000**

**ENERGY RATING: D-64**

A three bedroom semi-detached house ideally suited to first time buyers & families, close to bus routes and shops and just a short walk to the town centre. The spacious accommodation comprises; entrance hall, lounge, dining room, kitchen, three first floor bedrooms and shower/wet room. There is a lawned garden to the front, shared drive to the side, detached garage and a generous sized enclosed rear garden. Energy Rating: D-64. Council Tax Band: A (£1,660.58). NO FORWARD CHAIN!!



- Three Bed Semi Detached House
- Lounge & Separate Dining Room
- Shower/Wet Room
- Shared Drive & Detached Garage

## Entrance Hall

UPVC entrance door & UPVC double glazed window, staircase to first floor, understair storage area & meter cupboards, laminate flooring and a radiator.

## Lounge

**3.47m x 4.49m (11'4" x 14'8")**

Front aspect UPVC double glazed window, feature electric fire, coving and two radiators.

## Dining Room

**2.82m x 2.29m (9'3" x 7'6")**

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

## Kitchen

**2.82m x 3.96m (9'3" x 12'11")**

Rear aspect UPVC double glazed window and door opening to the garden. A range of wooden base & wall units with rolled worksurfaces and tiled splashbacks incorporating a 1½ bowl sink unit & mixer tap, gas hob with oven below & extractor hood over. Integrated fridge/freezer, space & plumbing for washing machine, tiled floor.

## First Floor Landing

Side aspect UPVC double glazed window, and access to loft.



## Bedroom One

**3.55m x 3.51m (max.) (11'7" x 11'6" (max.))**

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

## Bedroom Two

**2.77m x 3.91m (9'1" x 12'9")**

Rear aspect UPVC double glazed window, built-in storage cupboard, cupboard housing Baxi combi and a radiator.

## Bedroom Three

**2.27m x 2.84m (7'5" x 9'3")**

Front aspect UPVC double glazed window and a radiator.

## Shower/Wet Room

Side & rear aspect UPVC double glazed windows, wetroom floor with enclosure & electric shower, wash basin, low level WC, UPVC clad walls, extractor fan.

## Externally

There is a lawned garden to the front of the property, a shared driveway to the side leads to a detached brick garage with up & over door and an enclosed rear garden with lawn, gravelled and decked areas.



- Generous Sized Gardens • Energy Rating: D-64 • Council Tax Band: A (£1,660.58) • NO FORWARD CHAIN!!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		64
(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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