



Wallington Road
Billingham

£135,000
ENERGY RATING: TBC

IDEAL FIRST TIME BUY!! A very well presented two double bedroom semi-detached house in this popular residential location with the added benefit of no forward NO FORWARD CHAIN! The property boasts a spacious 19 ft. lounge, smart kitchen & bathroom and two double bedrooms. Occupying a particularly useful plot, with low maintenance gardens to the front and rear with an extensive imprinted concrete driveway providing parking for several vehicles and a detached single garage. Energy Rating: TBC. Council Tax Band: A (£1,740.93).



- Two Double Bedroom Semi • Spacious 19 ft. Lounge • Modern Kitchen & Bathroom • Large Drive & Detached Garage

Entrance Porch

UPVC entrance door with feature light, side aspect UPVC double glazed window, meter cupboard, opening to:

Lounge

5.98m x 3.54m (19'7" x 11'7")

Front aspect UPVC double glazed window, staircase to first floor, large understair storage cupboard, and two radiators.

Kitchen

2.24m x 3.54m (7'4" x 11'7")

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

First Floor Landing

Side aspect UPVC double glazed window and access to part boarded loft.

Bedroom One

2.85m x 3.54m (9'4" x 11'7")

Front aspect UPVC double glazed window, free-standing wardrobes and a radiator.

Bedroom Two

3.11m x 3.55m (10'2" x 11'7")

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

Bathroom/WC

White suite comprising; panel enclosed bath with mixer shower over, pedestal wash basin and a low level WC. Fully tiled walls, extractor fan and a radiator.

Externally

There is an open lawned garden to the front of the property with an extensive imprinted concrete driveway providing parking for a number of vehicles and leads to a detached garage with up & over door. To the rear is an enclosed garden with lawn, imprinted concrete patio and a paved hardstanding.



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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		
(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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