



**Butsfield Way  
Billingham**

**£73,500**

**LEASEHOLD**

A spacious two double bedroom first floor flat with the benefit of an extended lease until 2161. The property comprises; entrance hall & landing, lounge, kitchen, two double bedrooms and bathroom. There is an enclosed, mostly lawned garden to the rear. Energy Rating: D-55. Council tax band: A (£1,660.58).



## ENTRANCE HALL/LANDING

UPVC entrance door, stairs to first floor, access to loft and a cupboard housing hot water cylinder.

## LOUNGE 4.36m x 3.27m (14'3" x 10'8")

Front aspect UPVC double glazed window and an electric radiator.

## KITCHEN 2.76m x 2.42m (9'0" x 7'11")

Rear aspect UPVC double glazed window, base & wall units with rolled worksurfaces with a sink unit & mixer tap.

## BEDROOM ONE 3.04m x 3.82m (9'11" x 12'6")

Front aspect UPVC double glazed window.

## BEDROOM TWO 3.07m x 2.71m (10'0" x 8'10")

Rear aspect UPVC double glazed window and a built-in cupboard.

## BATHROOM/WC

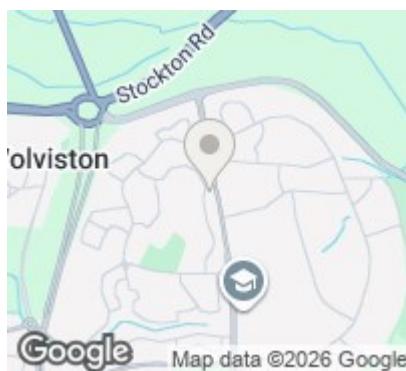
Rear aspect UPVC double glazed window, panel enclosed bath with electric shower over, pedestal wash basin, low level WC, tiled splashback and an electric radiator.

## EXTERNALLY

There is an enclosed, mostly lawned garden to the rear of the property.

## \*\* NOTES \*\*

Leasehold. Lease extended until 31/8/2161



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

## Billingham Sales

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