



Malvern Road
Billingham

£140,000
ENERGY RATING: C-70

A charming 1930's bay-fronted semi-detached house, located just a short walk to Billingham Town Centre, local amenities and provides excellent access to major transport links. This spacious family home comprises; entrance hall, two reception rooms, conservatory, kitchen, three first floor bedrooms, shower room and a separate WC. There is a lawned garden to the front, a long driveway to the side leading to a detached garage and a very large and private garden to the rear. Offered with the benefit of no forward chain!! Energy Rating: C-70. Council Tax Band: B (£1,937.35).



- Bay Fronted Traditional 1930's Semi • Two Reception Rooms & Conservatory • Large & Private Rear Garden

Entrance Hall

Wooden entrance door, side aspect UPVC double glazed window, staircase to first floor, storage cupboard, picture rail and a radiator.

Lounge

4.03m(into bay) x 3.65m (13'2"(into bay) x 11'11")

Front aspect UPVC double glazed bay window, feature fireplace with gas fire, picture rail and a radiator.

Dining Room

3.85m x 3.66m (12'7" x 12'0")

Rear aspect UPVC double glazed windows & door opening to the conservatory, picture rail and a radiator.

Conservatory

3.03m x 2.76m (9'11" x 9'0")

Brick dwarf wall and UPVC construction with a side aspect door leading to the garden tiled floor and base units with a rolled worksurface.

Kitchen

2.87m x 1.78m (9'4" x 5'10")

Rear aspect UPVC double glazed window and a side aspect door. Base & wall units with rolled worksurfaces & a stainless steel sink unit, electric hob with oven below & extractor hood over. Wall mounted Worcester boiler and an understair cupboard.

First Floor Landing

Side aspect UPVC double glazed window and access to loft.

Bedroom One

4.47m (into bay) x 3.53m (into ward.) (14'7" (into bay) x 11'6" (into ward.))

Front aspect UPVC double glazed bay window, built-in wardrobes, and a radiator.

Bedroom Two

3.59m x 3.54m (11'9" x 11'7")

Rear aspect UPVC double glazed window, built-in wardrobe, built-in original storage cupboard, and a radiator.

Bedroom Three

2.73m x 1.97m (8'11" x 6'5")

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

Shower Room

Rear aspect UPVC double glazed window, walk-in cubicle with thermostatic mixer shower, pedestal wash basin, UPVC clad walls, chrome heated towel rail and an airing cupboard.

Separate/WC

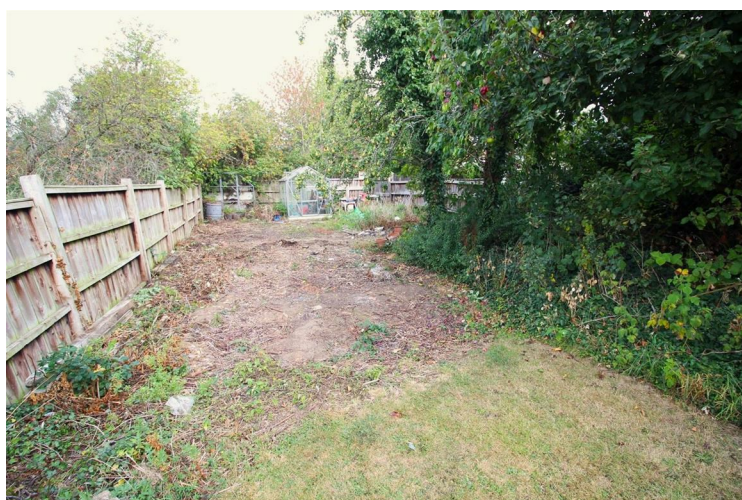
Side aspect UPVC double glazed window and a low level WC.

Externally

There is a lawned garden to the front of the property with a long driveway to the side leading to a detached garage and a very large, enclosed & private rear garden with lawn, mature trees, shrubs & bushes, garden shed and greenhouse.



- Long Driveway & Detached Garage • Just a Short walk to the Town Centre • Close to Amenities & Transport Links • Energy Rating: C-70 • Council Tax Band: B (£1,937.35)





GROUND FLOOR

FIRST FLOOR

Measurements are approximate. May not be to scale. For illustrative purposes only.



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		
	70	84

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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