



North Park
Billingham

£130,000
ENERGY RATING:- TBC

Set in the corner of this small and quiet cul-de-sac is a link-detached bungalow with private low maintenance gardens to three sides. The property comprises; entrance hall, spacious lounge/dining room, kitchen, lean-to sunroom, two bedrooms and bathroom. There are gravelled and paved gardens to the front, side & rear, with the rear boasting a West facing aspect. There is a block paved driveway to the front leading to a detached garage. No Forward Chain!! Energy Rating: C-69. Council Tax Band: A (£1,660.58).



- Two Bed Link-Detached Bungalow • Spacious Large/Dining Room • Private, Low Maintenance Gardens • West Facing Rear Aspect

Entrance Hall

UPVC entrance door, airing cupboard, access to loft and a radiator.

Lounge/Dining Room

6.88m x 3.28m (max.) (22'6" x 10'9" (max.))

Two front aspect UPVC double glazed windows, rear aspect patio doors leading to the conservatory, coving, two radiators and an archway leading to:



Kitchen

2.71m x 2.44m (8'10" x 8'0")

Rear aspect UPVC double glazed window, base & wall units with rolled worksurfaces and tiled splashbacks incorporating a sink, drainer & mixer tap, electric cooker, recently fitted central heating boiler and space & plumbing for a washing machine.



Lean-to Sunroom

2.20m x 2.60m (7'2" x 8'6")

Wooden construction with a side aspect door leading to the garden.



- Driveway & Detached Garage • No Forward Chain!! • Energy Rating: C-69 • Council Tax Band: A (£1,660.58)



Bedroom One

2.73m x 4.12m (into wardrobes) (8'11" x 13'6" (into wardrobes))

Rear aspect UPVC double glazed window, mirrored sliding wardrobes and a radiator.

Bedroom Two

2.65m x 2.50m (8'8" x 8'2")

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



Bathroom

Front aspect UPVC double glazed window, panel enclosed bath with mixer shower head, pedestal wash basin, low level WC, tiled splashbacks, extractor fan and a radiator.

Externally

There are low maintenance gardens to the front, side and rear of the property, with gravel & paved patio areas, bushes, shrubs & trees, and a block paved driveway providing off-street parking which leads to a detached garage.







Additional Information

Local Authority - Stockton-on-Tees
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - 580.00 sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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