



44 GROSVENOR ROAD BILLINGHAM, TS22 5HQ

**£160,000
FREEHOLD**

Nestled on the charming Grosvenor Road in Billingham, this delightful semi-detached house offers a perfect blend of character and modern living. Built in 1938, the property boasts a generous living space of 1,067 square feet, making it an ideal home for families or those seeking extra room to breathe.

There is a lounge with French doors leading to an open plan dining room/kitchen/utility and cloakroom/WC to the ground floor with three first floor bedrooms and a large modern family bathroom/shower room. The property also benefits from gas combi central heating and UPVC double glazing throughout. Council tax band B £1937.35pa . Energy Rating C. NO ONWARD CHAIN!!

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(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
63 Queensway
Billingham
TS23 2LU

01642530919
info@drummondestates.co.uk
www.drummondestates.co.uk

drummonds
estate agents