



Leeholme Gardens
Billingham

£160,000
ENERGY RATING: C-74

A three double bedroom detached house in this small & quite modern development, a short walk to Billingham Town Centre, local amenities and close to the railway station. The well presented and spacious living accommodation comprises; entrance hall, lounge, brand new kitchen/diner, cloaks/WC, three first floor double bedrooms with an en-suite shower room to the master bedroom and a family bathroom. Set into the corner of the cul-de-sac with a driveway for 3 vehicles to the front, EV charging point, integral garage and an enclosed rear garden. NO FORWARD CHAIN!! Energy Rating: C-74. Council Tax Band: C (£2,214.12).



- Three Double Bedroom Detached
- Small Modern Development
- Newly Fitted Kitchen
- Bathroom, En-Suite & Cloaks/WC

Entrance Hall

Solid entrance door, side aspect UPVC double glazed window, staircase to first floor and a radiator.

Lounge

5.05m x 3.40m (16'6" x 11'1")

Front aspect UPVC double glazed window, coving and two radiators.

Kitchen/Diner

2.98m x 3.40m (9'9" x 11'1")

Rear aspect UPVC double glazed window and door opening to the garden. A range of newly fitted base & wall units with rolled worksurfaces and tiled splashbacks incorporating 1½ bowl stainless steel sink & mixer tap, electric hob with oven below & extractor hood over. Space & plumbing for washing machine & dishwasher, radiators and a door to the integral garage.

Cloaks/WC

Rear aspect UPVC double glazed window, pedestal wash basin with tiled splashback, low level WC and a radiator.

First Floor Landing

Access to loft.

Bedroom One

4.07m x 3.42m (at widest) (13'4" x 11'2" (at widest))

Front aspect UPVC double glazed window and a radiator.



- 3 Car Drive, EV Charger, Garage & Gardens • NO FORWARD CHAIN!! • Energy Rating: C-74 • Council Tax Band: C (£2,214.12)



En-Suite

Side aspect UPVC double glazed window, walk-in cubicle with thermostatic mixer shower, pedestal wash basin, low level WC, tiled splashbacks, extractor fan and a radiator.

Bedroom Two

3.86m x 2.65m (12'7" x 8'8")

Front aspect UPVC double glazed window and a radiator.

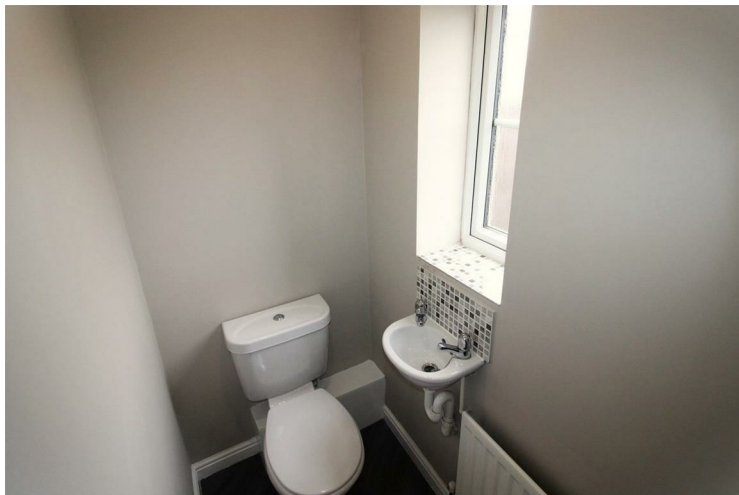
Bedroom Three

2.16m x 3.54m (7'1" x 11'7")

Rear aspect UPVC double glazed window and a radiator.

Family Bathroom

Side aspect UPVC double glazed window, modern white suite comprising; panel enclosed bath with thermostatic mixer shower over, pedestal wash basin and a low level WC. Tiled splashbacks, airing-storage cupboard, extractor fan and a radiator.



Externally

There is a lawned garden to the front of the property with a gate to the side giving access to the rear. A large gravelled driveway with space for three vehicles, EV charging point and an integral garage (4.95m x 2.60m) with up & over door, power & lighting and a door to the kitchen. To the rear is an enclosed garden mostly lawn with decked area and storage shed.



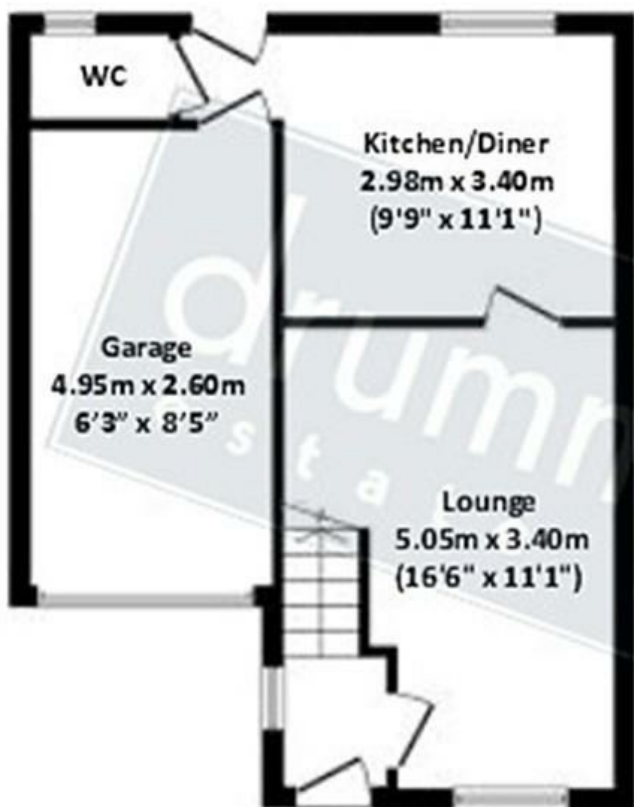




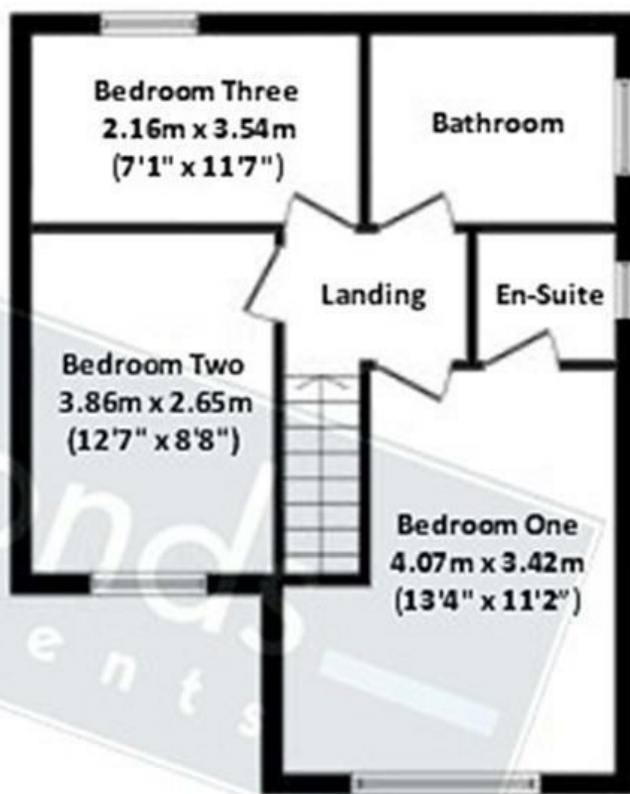
Additional Information

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

Floor Area - 800.00 sq ft
Tenure - Freehold



Ground Floor



First Floor

Measurements are approximate. Not 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		
	74	87
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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