



St. Aidans Crescent  
Billingham

£150,000  
ENERGY RATING: D-55

A quiet and popular location, set just off Wolviston Road is an extended three double bedroom semi-detached bungalow. The property is in need of some modernisation, the spacious accommodation comprises; entrance hall, lounge, kitchen, dining/garden room, three double bedrooms and a modern shower room. There are mature gardens to the front & rear with an alleyway to the rear giving access for off-street parking. NO FORWARD CHAIN!! Energy Rating: D-55. Council Tax Band: B (£1,906.46).





- Three Double Bedrooms • Extended Semi-detached Bungalow • Modern Shower Room • Popular & Quiet Location

### Entrance Hall

Wooden entrance door with feature light and light above, access to loft and a radiator.

### Lounge

**3.74m x 3.92m (12'3" x 12'10")**

Rear Front aspect window with secondary glazing and a feature marble fireplace with inset gas living flame fire.

### Kitchen

**2.57m x 3.11m (8'5" x 10'2")**

Rear aspect window UPVC double glazed window, base & wall units with rolled worksurfaces & breakfast bar with tiled splashbacks incorporating stainless steel sink & mixer tap, gas hob with extractor hood over and a built-in oven. Space for fridge/freezer, pantry, wall mounted boiler and a radiator.

### Dining/Garden Room

**2.25m x 3.73m (7'4" x 12'2")**

Rear & Two side UPVC double glazed windows, Velux roof window, plumbing for a washing machine and a UPVC door leading to the garden.

### Bedroom One

**3.49m x 3.94m (11'5" x 12'11")**

Front aspect double glazed window, airing/tank cupboard, picture rail and a radiator.

### Bedroom Two

**3.72m (into bay) x 3.86m (12'2" (into bay) x 12'7")**

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

### Bedroom Three

**2.88m x 3.92m (9'5" x 12'10")**

Side aspect double glazed bay window, storage cupboard, picture rail and a radiator.

### Shower Room

Two side aspect double glazed windows, walk-in double enclosure with electric shower and a vanity unit housing wash basin & low level WC with concealed cistern. UPVC clad walls & ceiling, spot lights and a radiator.

### Externally

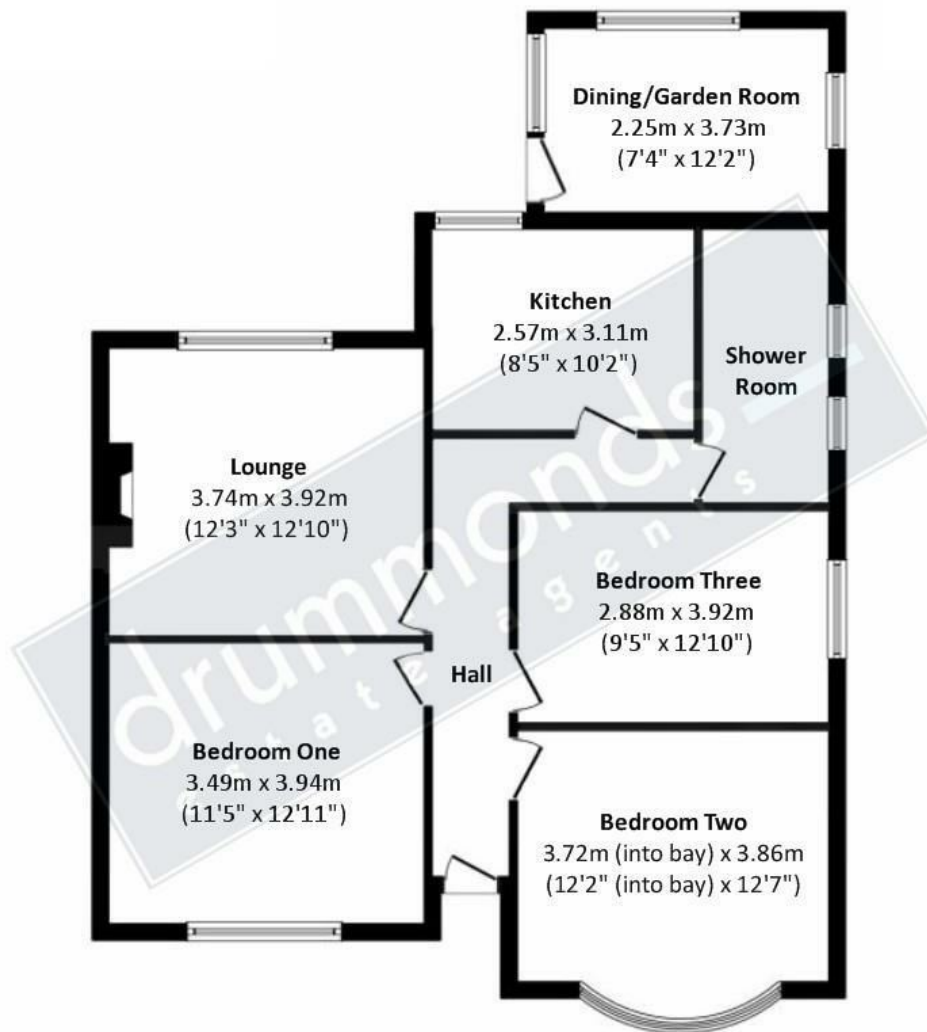
There is a walled garden to the front of the property with mature shrubs & bushes. A path to the side leads to the rear where there is a garden with artificial lawn, hardstanding for parking and a storage shed.



- Front & Rear Gardens • Energy Rating: D-55 • Council Tax Band: C (£2,214.12) • NO FORWARD CHAIN!!








Measurements are approximate. Not to scale. For illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		73
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	55
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

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