



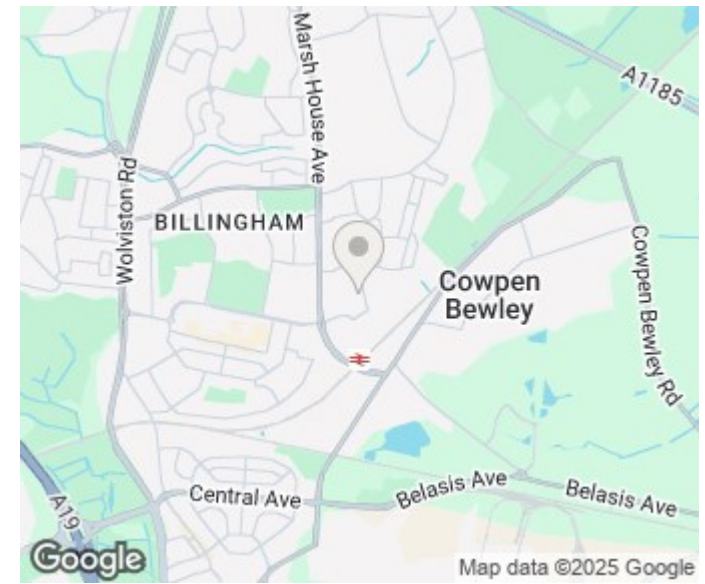
34 GAINFORD ROAD

BILLINGHAM, TS23 3HW

£100,000
FREEHOLD

**** INVESTMENT OR FIRST TIME BUYER OPPORTUNITY ** NEW KITCHEN & REDECORATED THROUGHOUT ** NO ONWARD CHAIN **** We are delighted to offer for sale this light & spacious three bedroom semi detached family home benefitting from gas Combi central heating and UPVC double glazing, the living accommodation briefly comprises; Entrance hallway, lounge, kitchen/diner and utility to the ground floor with three first floor bedrooms and family bathroom. ENERGY RATING C** **COUNCIL TAX BAND A (£1660.58)**

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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	

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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