



Hereford Terrace
Billingham

£110,000
ENERGY RATING: D-65

A three bedroom, two reception room semi-detached house in a small cul-de-sac, located just off Cowpen Lane providing easy access to Billingham town centre, schools, shops and amenities. The property comprises; entrance hall, lounge, dining room, 16 ft. kitchen, three first floor bedrooms and modern shower room/WC. There are front & rear gardens and a driveway for off-street parking. Benefitting from a recent Ideal combi boiler and offered with VACANT POSSESSION. Energy Rating: D-65. Council Tax Band: A (£1,660.58).



- Three Bed Semi Detached House • Two Large Reception Rooms • Spacious 16 ft. Kitchen • Recent Ideal Combi Boiler

Entrance Hall

UPVC entrance door with feature light, staircase to first floor and a radiator.

Lounge

4.73m (into bay) x 4.02m (15'6" (into bay) x 13'2")

Front aspect UPVC double glazed bay window, feature fireplace with tiled hearth & electric fire, coving, dado rail and a radiator.

Dining Room

2.76m x 5.09m (9'0" x 16'8")

Rear aspect double glazed window, large understair storage/meter cupboard, coving, dado rail and a radiator.

Kitchen

5.05m x 2.23m (16'6" x 7'3")

Side & rear aspect UPVC double glazed window and a side aspect UPVC door leading to the garden. A range base & wall units with rolled worksurfaces & tiled splashbacks incorporating a stainless steel sink. Washing machine, space for cooker & fridge/freezer, breakfast bar and a radiator.

First Floor Landing

Access to loft.

Bedroom One

3.75m x 2.85m (12'3" x 9'4")

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

Bedroom Two

2.30m x 3.16m (7'6" x 10'4")

Rear aspect UPVC double glazed window, built-in cupboard housing recent Ideal combi boiler, coving and a radiator.

Bedroom Three

2.41m x 2.14m (7'10" x 7'0")

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

Shower Room/WC

Rear aspect UPVC double glazed window, vanity unit housing wash basin, low level WC, walk-in corner enclosure with electric shower, UPVC clad splashbacks and a radiator.

Externally

There is a lawned garden to the front of the property with a driveway providing off-street parking. Gates lead to an enclosed, low maintenance rear garden with further hardstanding and a wooden summerhouse.



- Low Maintenance Gardens & Drive • Energy Rating: D-65 • Council Tax Band: A (£1,660.58) • VACANT POSSESSION!!





Ground Floor

First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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	
	65	76

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@drummondstates.co.uk
www.drummondstates.co.uk

drummonds
estate agents