



Hatfield Road  
Billingham

£100,000  
ENERGY RATING: TBC

A three bedroom, two reception room semi-detached house ideally located within a short walk of Billingham town centre, amenities and train station. The property boasts large, low maintenance gardens, ample parking, a detached garage and briefly comprises: entrance hall, lounge, dining room, kitchen, three first floor bedrooms, bathroom and a separate WC. rear. NO FORWARD CHAIN!! Energy Rating: D-64. Council Tax Band: A (£1,740.93).



- Three Bed Semi-detached • Lounge & Dining Room • Spacious Kitchen • Large Rear Garden • Driveway & Detached Garage

### Entrance Hall

UPVC entrance door, UPVC double glazed window, staircase to first floor, understair meter cupboard and a radiator.

### Lounge

**3.95m x 3.95m (12'11" x 12'11")**

Rear aspect UPVC double glazed window, feature fireplace with electric fire, dado rail, coving and a radiator.

### Dining Room

**2.57m x 2.74m (8'5" x 8'11")**

Rear aspect UPVC double glazed window, laminate floor, coving and a radiator.

### Kitchen

**2.72m x 4.27m (8'11" x 14'0")**

Front aspect UPVC double glazed window and a side aspect UPVC double glazed door. Light wooden effect base & wall units with rolled worksurfaces and tiled splashbacks incorporating a 1½ bowl sink & mixer tap, gas hob, with oven below & extractor over. Tile effect laminate flooring and coving to ceiling.

### First Floor Landing

Cupboard housing combi boiler, access to loft.

### Bedroom One

**3.29m x 3.33m (10'9" x 10'11")**

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

### Bedroom Two

**2.90m x 4.30m (9'6" x 14'1")**

Rear aspect UPVC double glazed window, built-in cupboard, coving and a radiator.

### Bedroom Three

**2.37m x 2.40m (7'9" x 7'10")**

Front aspect UPVC double glazed window, built-in cupboard, coving and a radiator.

### Bathroom

Rear aspect UPVC double glazed window, panel enclosed bath with electric shower over, pedestal wash basin and fully tiled walls & floor.

### Separate WC

Rear aspect UPVC double glazed window, low level WC and fully tiled walls & floor.

### Externally


There is a lawned garden to the front with brick wall & wrought iron railings. An imprinted driveway to the side providing parking for at least two vehicles secured wrought iron & wooden gates. This leads to a very large enclosed rear garden, paved and gravelled with a detached brick garage (5.10m x 2.54m) with up & over door.



- No Forward Chain!!
- Energy Rating: D-64
- Council Tax Band: A (£1,740.93)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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