



Sledmere Close  
Billingham

£124,950  
ENERGY RATING: D-67

We offer for sale this three bedroom semi-detached house located on a large corner plot on Sledmere Close. The property benefits from full UPVC double glazing and gas central heating and the living accommodation briefly comprises; Lounge, dining room, kitchen and conservatory to the ground floor with three first floor bedrooms and a shower room/WC. There is a large block paved area to the front with a private wall enclosed garden to the rear. Energy rating D. Council tax band A £1,740.93pa. NO ONWARD CHAIN.



• Three Bedrooms • Semi Detached House • Large Corner Plot • Conservatory • UPVC Double Glazing • Gas Central Heating • Energy Rating D • Council Tax Band A £1740.93pa • No Onward Chain

#### **ENTRANCE**

UPVC double glazed door to lounge

#### **LOUNGE**

Front aspect UPVC double glazed window and rear aspect UPVC double glazed French doors to dining room. Feature fireplace with wooden surround, marble hearth and electric fire. Radiator and staircase to first floor.

#### **DINING ROOM**

Rear aspect UPVC double glazed French doors to conservatory.

#### **KITCHEN**

Rear aspect UPVC double glazed window. A range of base & wall units with rolled worksurfaces incorporating stainless steel sink & mixer tap. Electric hob with oven below and extractor hood over. Space for washer and fridge freezer. Fully tiled walls.

#### **CONSERVATORY**

Brick dwarf wall & UPVC construction with side aspect UPVC double glazed French doors to garden. Laminate flooring and wall lights.

#### **FIRST FLOOR LANDING**

Airing cupboard housing boiler and access to loft.

#### **BEDROOM ONE**

Front aspect UPVC double glazed window. Built in wardrobes and a radiator.

#### **BEDROOM TWO**

Rear aspect UPVC double glazed window and a radiator.

#### **BEDROOM THREE**

Rear aspect UPVC double window and a radiator.

#### **SHOWER ROOM/WC**

Side aspect UPVC double glazed window. Walk in shower cubicle with electric shower over, pedestal wash basin and low level WC. Fully tiled walls and wet room flooring.


#### **EXTERNALLY**

There is a fully block paved front garden with a private enclosed walled garden to the rear. There is also a block paved driveway off Low Grange Avenue at the rear of the garden wall.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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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