



Willows Road  
Middlesbrough

£160,000  
ENERGY RATING: -NULL

Nestled on the charming Willows Road in Middlesbrough, this delightful terraced house offers a perfect blend of comfort and convenience whilst boasting a characterful exterior that reflects the architectural style of its era. Benefitting from UPVC double glazing throughout and gas combi central heating the living accommodation briefly comprises; entrance hallway, lounge, dining room and kitchen to the ground floor with three first floor bedrooms and a shower room/WC. There is a small low maintenance garden to the front of the house which is paved with well stocked borders and a privet hedge. To the rear is a private walled garden which is mainly paved with various shrubs and bushes and a wooden garden shed. Council Tax Band B £1981.82pa. Awaiting Energy Report. Sold with NO ONWARD CHAIN early viewing is highly recommended!!



- Mid Terraced House • Three Bedrooms • Two Reception Rooms • Modern Kitchen • UPVC Double Glazing

### **ENTRANCE HALLEWAY**

Front aspect UPVC part glazed door with cut glass feature and UPVC double glazed side panels. Staircase to first floor, under stair meter cupboard, dado rail and a radiator.

### **LOUNGE**

Front aspect UPVC double glazed bay window. Feature fireplace with wooden surround, tiled inset and gas fire. Laminate flooring, coving and a radiator.

### **DINING ROOM**

Two rear aspect UPVC double glazed windows. Feature fireplace with marble hearth and gas fire, solid oak flooring, built in cupboards and a radiator.

### **KITCHEN**

Side aspect UPVC double glazed window and wooden glazed door to garden. A range of base and wall units with wooden effect work surfaces, & UPVC splashbacks incorporating a stainless steel sink and mixer tap. Gas hob with stainless steel extractor hood over, built in oven, space for washer and fridge freezer. Tiled flooring and a radiator.

### **BEDROOM ONE**

Front aspect UPVC double glazed bay window, built in wardrobes and a radiator.

### **BEDROOM TWO**

Rear aspect UPVC double glazed window, built in cupboard housing Baxi combi boiler, and a radiator.

### **BEDROOM THREE**

Front aspect UPVC double glazed window and a radiator.

### **SHOWER ROOM/ WC**

Rear aspect UPVC double glazed window. Walk in shower cubicle with mains shower over, fully UPVC clad walls, extractor fan, radiator. Spotlights and loft access.

### **EXTERNALLY**


There is a low maintenance paved front garden with a large Privet hedge and shrubs. To the rear of the house is a good size private walled garden which is mainly paved with various shrubs and a wooden shed.



- Gas Combi Central Heating • Awaiting Energy Report • Council Tax Band B £1981.82pa • NO ONWARD CHAIN





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>		
(55-68) <b>D</b>		
(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

Billingham Sales  
63 Queensway  
Billingham  
TS23 2LU

01642530919  
info@drummondstates.co.uk  
www.drummondstates.co.uk

**drummonds**  
estate agents