



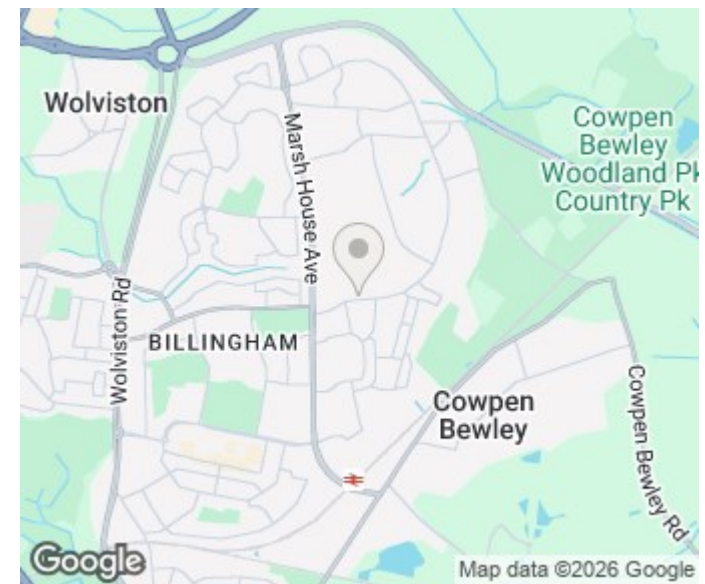
45 LOW GRANGE AVENUE

BILLINGHAM, TS23 3EJ

£825 PCM

A three bedroom semi-detached house suited to close to bus routes and shops and just a short walk to the town centre. The spacious accommodation comprises; entrance hall, lounge, kitchen, dining room, garden room, three first floor bedrooms and a bathroom. There is a lawned garden and driveway to the front leading to a garage with an enclosed garden to the rear. Energy Rating: D-65. Council Tax Band: A (£1,740.93).

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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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