



Located in a cul-de-sac this detached family property has come to the market with Smith & Friends Estate Agents. The property is well presented internally and externally. Comprising of an entrance hallway, open plan lounge/diner, fitted kitchen and utility/summer room on the ground floor. The upper level offers three bedrooms and a family bathroom on the upper level. External: Low maintenance well kept rear garden and excellent driveway to the front of the property. Location: Situated close to shops, schools and local amenities this property would be the perfect purchase for a family. Please call to make an appointment on 01642 607555.

**Wallington Road, Billingham, TS23 3XE**

**3 Bed - House - Detached**

**£169,995**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**



# Wallington Road, Billingham, TS23 3XE

## Entrance Hallway

Carpet flooring, stairs to upper and 1 x radiator.

## Lounge/Diner

Open plan, carpet flooring, radiator and front double glazed windows/doors.

## Kitchen

Rear double glazed window, 1 x radiator coved ceiling and spot lights

## Utility

Tiled flooring, rear double glazed doors and integral door leading to the garage.

## Landing

Carpet flooring, 1 x side double glazed window, airing cupboard and loft access.

## Bedroom

1 x front double glazed window, carpet flooring and 1 x radiator.

## Bedroom

1 x rear double glazed window, carpet flooring and 1 x radiator

## Bathroom

1 x rear double glazed window, heated towel rail, bath, tiled flooring and spot lights.

## External

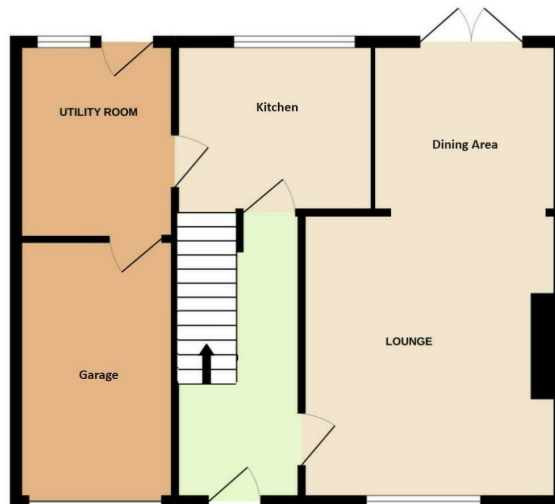
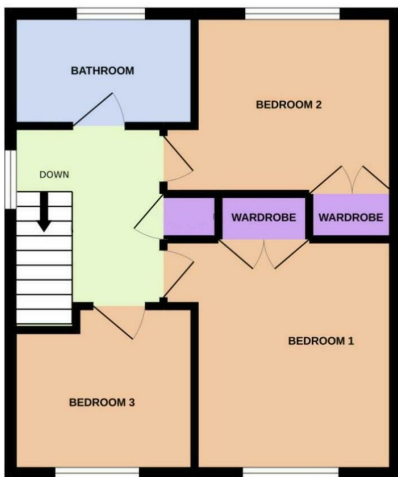
## Bathroom

1 x front double glazed window, carpet flooring, 1 x radiator and built in storage cupboard.



1ST FLOOR

GROUND FLOOR



### Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	66	83

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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