



**Cowpen Lane, Billingham, TS23 4AR**

**3 Bed - House - Semi-Detached**

**Chain Free £135,000**

**EPC Rating 55 D**

**Council Tax Band A**

**[www.robinsonsteesvalley.co.uk](http://www.robinsonsteesvalley.co.uk)**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

Offered with no onward chain, this smart and well presented, spacious three bedroom semi detached house in Billingham which is in close proximity to the town centre and bus routes. The property benefits from uPVC double glazing and gas central heating and briefly comprises of entrance hallway, lounge, kitchen, utility room, downstairs WC, dining room, landing, three bedrooms, bathroom/WC, gardens to front and rear and separate garage. Viewing is highly recommended and would be ideal for first time buyers.

#### **ENTRANCE HALLWAY**

Via uPVC double glazed door with double radiator, uPVC double glazed window to side elevation, stairs to landing, double storage cupboard and under stairs storage cupboard housing wall mounted Baxi combination boiler and doors leading to lounge and kitchen.

#### **LOUNGE**

**13'1 x 13' (3.99m x 3.96m)**

uPVC double glazed window to front elevation, attractive fire surround with inset electric fire, double radiator and TV aerial point.

#### **KITCHEN**

**10'2 x 7'11 (3.10m x 2.41m)**

uPVC double glazed window to side elevation. A fitted kitchen with a range of wall, floor and drawer units, stainless steel sink with mixer tap and single drainer, space for oven, extractor fan, archway leading to utility room and door leading to dining room.

#### **DINING ROOM**

**13'11 x 11' (4.24m x 3.35m)**

uPVC double glazed window to rear elevation, double radiator and TV aerial point.

#### **UTILITY ROOM**

**7'2 x 5'8 (2.18m x 1.73m)**

uPVC double glazed window to side elevation. A range of floor cupboards, stainless steel sink with mixer tap and single drainer, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer and door to rear lobby.

#### **REAR LOBBY**

Door to downstairs WC and door to rear garden.

#### **LANDING**

Approached via the stairs, uPVC window to side elevation, loft hatch with access to loft and doors leading to three bedrooms and bathroom/WC.

#### **BEDROOM 1**

**10'11 x 9'4 (3.33m x 2.84m)**

uPVC double glazed window, double radiator and floor to ceiling storage cupboard.

#### **BEDROOM 2**

**13'11 x 10'11 (4.24m x 3.33m)**

uPVC double glazed window to rear elevation, two floor to ceiling storage cupboards and double radiator.

#### **BEDROOM 3**

**13'11 x 10'11 (4.24m x 3.33m)**

uPVC double glazed window and double radiator.

#### **BATHROOM**

uPVC double glazed window to side elevation, panelled bath with up over shower, pedestal wash hand basin, low level WC, floor to ceiling storage cupboard and double radiator.

#### **OUTSIDE**

The front is a laid to lawn garden, enclosed with brick wall, gated driveway with spaces for several vehicles leading to rear separate garage and gate to rear garden. To the rear is a paved patio area and laid to lawn garden enclosed with timber fence and separate garage.

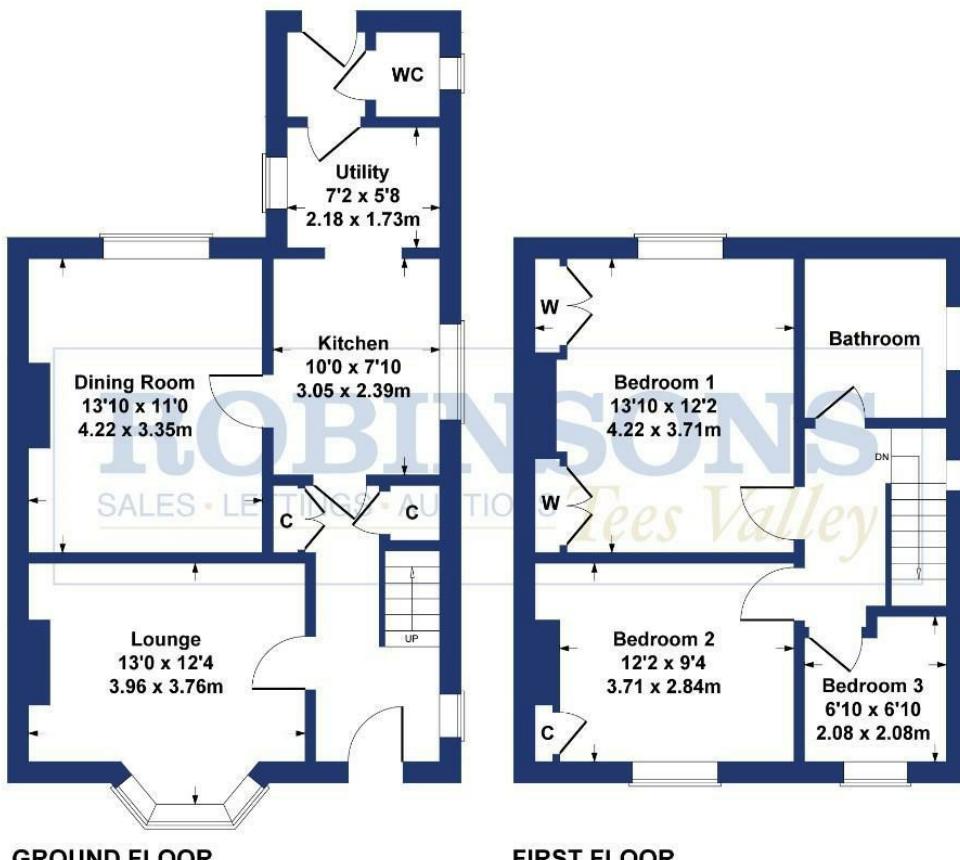
#### **GARAGE**

Up and over manual door with power and lighting.



# Cowpen Lane

Approximate Gross Internal Area  
1001 sq ft - 93 sq m



GROUND FLOOR

FIRST FLOOR

#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

21 Bishop Street, Stockton-on-Tees, TS18 1SY

Tel: 01642 607555

stockton@robinsonsteesvalley.co.uk

[www.robinsonsteesvalley.co.uk](http://www.robinsonsteesvalley.co.uk)