



**Castleton Drive, Billingham TS22 5AR**

**welcome to**

## **Castleton Drive, Billingham**

**SOLD PRIOR TO MARKETING!!!**

### **Entrance Hall**

Irregular Shaped Room x ( x )  
UPVC door, radiator, carpet flooring, stairs to first floor, understairs storage cupboard.

### **Lounge**

Spacia flooring, radiator, archway leading to conservatory, electric fire and surround.

### **Conservatory**

French doors to garden, spacia flooring flowing from lounge, radiator.

### **Kitchen**

Range of wall and base units, oak effect work tops, gas hob, extractor, electric oven, integrated fridge freezer, dishwasher, space for washing machine, ceramic 1. 1/2 bowl sink and drainer with mixer tap, spotlights, double glazed window to side, archway leading to conservatory.

### **Bedroom 1**

Double glazed window to front, radiator, carpet flooring.

### **Bedroom 2**

Double glazed window to front, radiator, carpet flooring.

### **Bedroom 3**

2 velux windows, radiator, carpet flooring, loft conversion.

### **Bathroom**

Free standing bath, corner shower, fully tiled walls and floor, spotlights, low level WC, vanity wash basin, chrome heated towel rail, double glazed window to side, radiator.

### **Loft Space / Office**

Restricted head height, velux window, radiator, carpet flooring.

### **Externally**

#### **Front**

Mature planting, double driveway.

#### **Rear Garden**

Pond, shed, greenhouse, lawned, pear and apple tree, patio area, mature shrubs and trees, outdoor tap.

#### **Garage**

Electric, lighting.





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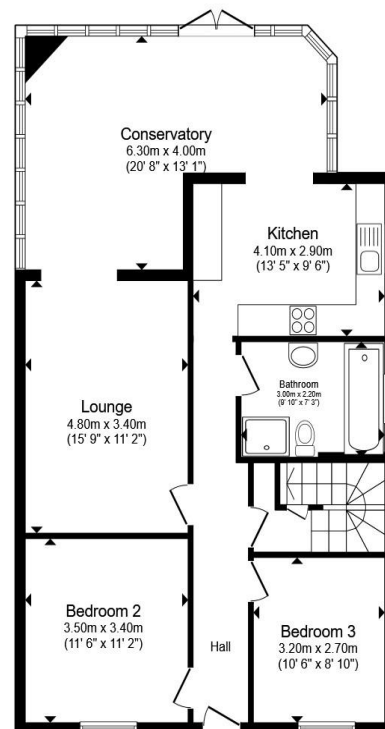
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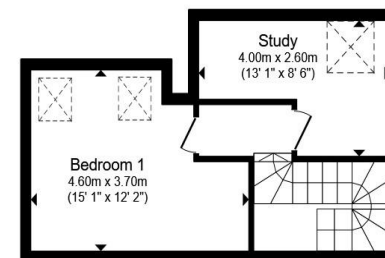
- DOUBLE DRIVEWAY
- CONSERVATORY
- GARAGE
- POPULAR LOCATION
- SPACIOUS

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£225,000**



**Ground Floor**



**First Floor**

Total floor area 123.2 m<sup>2</sup> (1,326 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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