

Skripka Drive, Billingham, TS22 5EZ

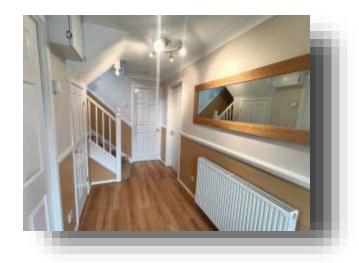


welcome to

Skripka Drive, Billingham

Located on the most popular Wolviston Court Estate, is this four bedroom detached family home, ideal for the growing family. This property is available with no forward chain, and early enquiries are recommended.













Entrance Hall

Entered via double glazed door to front, double glazed window to front, built in storage cupboard, stairs to first floor, laminate floor, radiator and doors to shower room, kitchen and lounge/diner.

Shower Room

Double glazed window to side, enclosed shower cubicle, low level low flush WC, wash hand basin with mixer tap on a vanity unit, part tiled walls, extractor fan, fitted storage cupboard and radiator.

Kitchen

13' 8" (Maximum) x 9' 4" (Maximum) (4.17m (Maximum) x 2.84m (Maximum))

Double glazed window to front, double glazed door to side, wall mounted Worchester boiler, white heated towel rail, vinyl flooring, good range of wall and base units with contrasting working surfaces, white 1 1/2 sink/drainer with mixer tap, part tiled walls, built in double electric oven, five ring gas hob with canopy extractor over, plumbing for washing machine, plumbing for dishwasher and space for fridge/freezer.

Lounge / Diner

19' 8" (Maximum) x 14' 4" (Maximum) (5.99m (Maximum) x 4.37m (Maximum))

Double glazed windows to side and rear, double glazed patio doors to conservatory, laminate floor and radiator.

Conservatory

14' 5" (Maximum) x 10' 4" (Maximum) (4.39m (Maximum) x 3.15m (Maximum))

On a dwarf wall, double glazed hard wood construction, ceiling fan/light, radiator. french doors leading to side garden.

Landing

Split level staircase, double glazed window to side, loft access, built in storage cupboard housing water tank.

Bedroom 1

15' 5" x 8' 11" (4.70m x 2.72m)
Double glazed window to front, ceiling fan/light and

Double glazed window to front, ceiling fan/light and radiator.

Bedroom 2

13' 1" x 8' 11" (3.99m x 2.72m)

Double glazed window to rear, ceiling fan/light and radiator.

Bedroom 3

10' 6" x 8' 2" (3.20m x 2.49m)

Double glazed window to rear, ceiling fan/light and radiator.

Bedroom 4

10' 5" x 6' 10" (3.17m x 2.08m)

Double glazed window to front, ceiling fan/light and radiator.

Bathroom

'P' shaped bath with overhead shower and glass screen, low level low flush WC, wash hand basin with mixer tap on a vanity unit, chrome heated towel rail, spotlights, extractor fan, tiled walls, tiled floor, shaver point and double glazed window to side.

Externally

Front Garden

Pebbled garden to front with driveway, gated access to further parking leading to a single garage and gated access to:

Rear Garden

Laid to lawn with a mix of decking, pebbles, patio and planted flowerbeds.

Garage

Garage, up and over door, power and light.





welcome to

Skripka Drive, Billingham

- DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- CONSERVATORY
- DRIVEWAY AND GARAGE
- GROUND FLOOR SHOWER ROOM

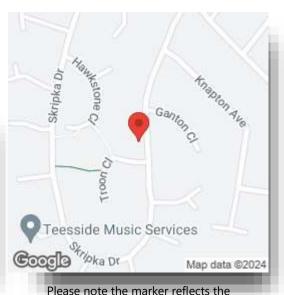
Tenure: Freehold EPC Rating: C

£225,000









postcode not the actual property

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Property Ref: BIL108782 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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