



Skripka Drive, Billingham - TS22 5EZ



In Excess of £270,000



48 Skripka Drive

Billingham, Billingham

Situated in the sought-after area of Wolviston Court, this extended three bedroom detached residence presents an exceptional opportunity for families seeking a spacious and modern home. The property welcomes you with a practical porch leading into a well-proportioned hallway, complemented by a convenient ground floor WC. The lounge offers a comfortable retreat for relaxation, while the heart of the home is undoubtedly the impressive open plan kitchen, living, and dining area, designed to cater to the demands of contemporary family life. This versatile space is ideal for both every-day living and entertaining, featuring ample room for dining and seating areas, as well as a well-appointed kitchen with quality fittings. Upstairs, the landing provides access to three generously sized bedrooms, each offering flexibility for family members or guests. The family bathroom is thoughtfully designed, boasting both a separate bath and shower for added convenience. Practical features such as UPVC double glazing and gas central heating ensure comfort and energy efficiency throughout the year. Additional benefits include a driveway and garage, providing secure off-road parking and valuable storage options. This property is perfectly positioned for access to local amenities, reputable schools, and transport links, making it a superb choice for those seeking a blend of comfort, style, and convenience. With its spacious layout, modern enhancements, and desirable location, this home is perfectly suited to growing families looking for a quality detached property in a popular location. Early viewing is highly recommended to appreciate the space and versatility on offer.

While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf.

It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.

**Porch**

3' 6" x 4' 8" (1.06m x 1.43m)

Hall

8' 7" x 10' 4" (2.61m x 3.16m)

WC

4' 8" x 4' 8" (1.41m x 1.43m)

Lounge

10' 7" x 18' 6" (3.22m x 5.63m)

Kitchen/Diner

19' 7" x 20' 3" (5.96m x 6.18m)

Bathroom

7' 11" x 8' 9" (2.41m x 2.66m)

Bedroom 1

8' 9" x 14' 11" (2.67m x 4.54m)

Bedroom 2

8' 10" x 10' 11" (2.70m x 3.34m)

Bedroom 3

7' 1" x 10' 11" (2.15m x 3.32m)

Garage

8' 2" x 16' 8" (2.48m x 5.07m)





GARDEN

Driveway

2 Parking Spaces

Council Tax band: D

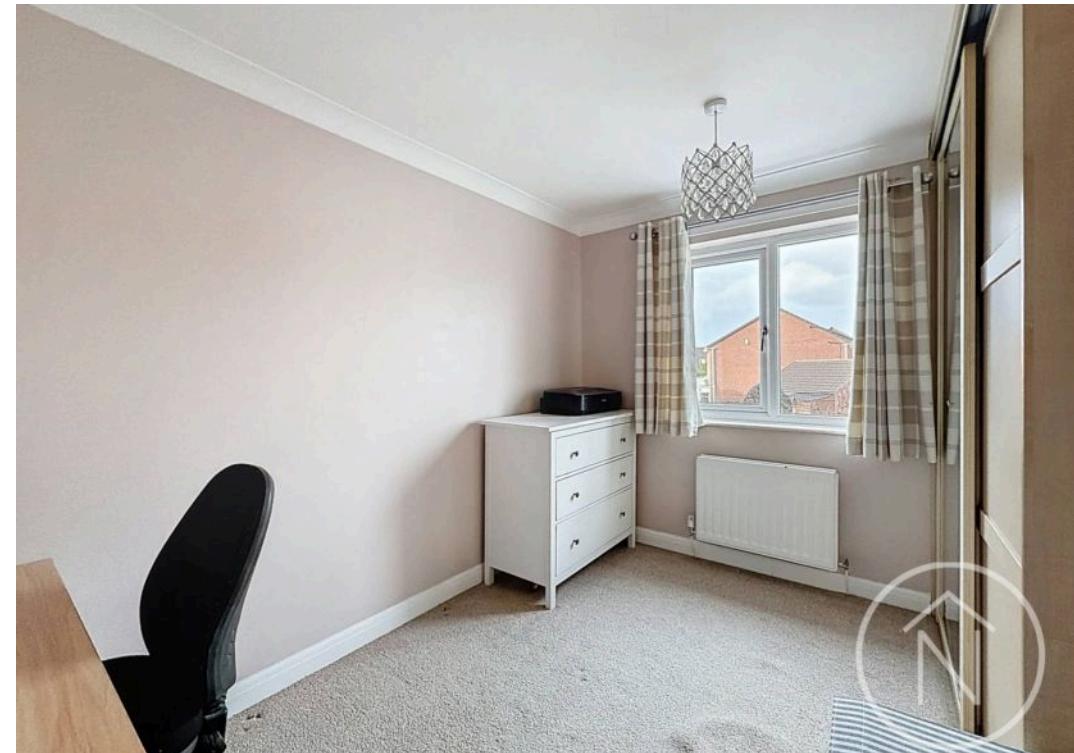
Tenure: Freehold

EPC Energy Efficiency Rating: D

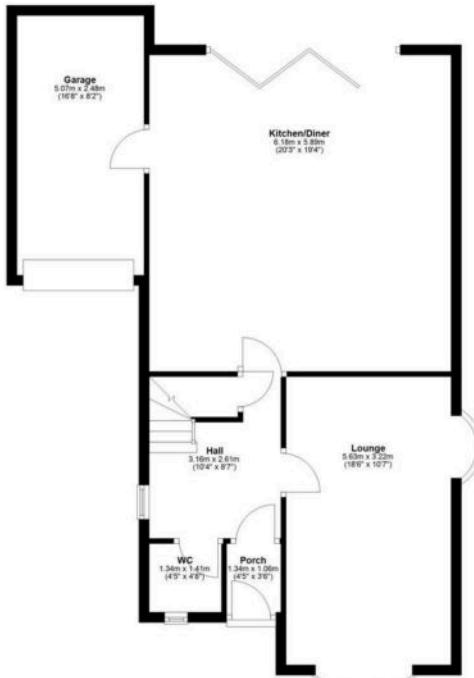
EPC Environmental Impact Rating: D



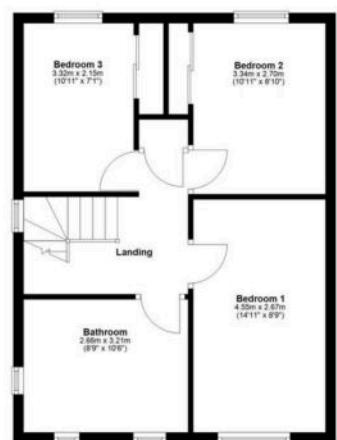




Ground Floor
Approx. 69.0 sq. metres (732.0 sq. feet)



First Floor
Approx. 48.1 sq. metres (515.1 sq. feet)



Total area: approx. 116.1 sq. metres (1250.1 sq. feet)



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