



Located off Whitehouse Road, Billingham this property offer space internally and externally. The property is a four bedroom detached family home with a conservatory, garage and ample parking. The entrance hallway leads to the ground floor cloakroom having shower facilities, fitted kitchen and an excellent size living/dining area. The living area has doors leading into the conservatory which open onto the decking area to rear garden which is excellent for entertaining in the summer months. The upper level comes with decent size bedrooms and a family bathroom. **PERFECT FAMILY HOME.**

Location: Skripka Drive is close to shops, bus routes, local amenities and schools.

Externally: Detached Garage, gates, driveway, low maintenance garden to the front and enclosed rear garden.

Skripka Drive, Billingham, TS22 5EZ

4 Bed - House - Detached

£225,000

EPC Rating: C

Council Tax Band: D

Tenure: Freehold



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Skripka Drive, Billingham, TS22 5EZ

ENTRANCE HALLWAY

13'1" x 5'7" (3.99m x 1.70m)

Via uPVC double glazed front door with laminate flooring, radiator, coved ceiling and storage cupboard.

WC

6'8" x 4'5" (2.03m x 1.35m)

Shower cubicle, vanity wash hand basin, extractor fan, WC, radiator, storage cupboard and double glazed window to side aspect.

KITCHEN

13'7" x 8'10" (4.14m x 2.69m)

uPVC double glazed door to the rear, double glazed window to front aspect, built-in oven and grill, gas hob, heated towel rail, Worcester boiler, wall and base units and part tiling.

LIVING ROOM

14'7" x 19'6" (4.45m x 5.94m)

Double glazed window to rear aspect, double glazed window to side aspect, two radiators, coved ceiling, laminate flooring and patio doors leading to conservatory.

CONSERVATORY

13'11" x 9'10" (4.24m x 3.00m)

Side doors leading to garden, laminate flooring and radiator.

LANDING

13' x 2'9" (3.96m x 0.84m)

Carpet flooring, double glazed window to side aspect, loft access, coved ceiling and airing cupboard.

BEDROOM 1

15'4" x 8'10" (4.67m x 2.69m)

Carpet, radiator, coved ceiling and double glazed window to front aspect.

BEDROOM 2

13' x 8'10" (3.96m x 2.69m)

Double glazed window to rear aspect, carpet, coved ceiling and radiator.

BEDROOM 3

8'2" x 10'4" (2.49m x 3.15m)

Double glazed window to rear aspect, carpet, radiator and coved ceiling.

BEDROOM 4

6'10" x 10'5" (2.08m x 3.18m)

Radiator, carpet flooring, coved ceiling and double glazed window to front aspect.

BATHROOM

6'9" x 10'5" (2.06m x 3.18m)

Fully tiled bathroom with bath, shower, heated towel rail, vanity wash hand basin, WC, shaver point, extractor fan, spot lights and double glazed window to side aspect.

OUTSIDE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			83
			EU Directive 2002/91/EC

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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