



The Pippins, Billingham TS22 5QB

welcome to

The Pippins, Billingham

Beautifully positioned within a cul-de-sac setting in Wolviston Village and occupying a most private plot, is this versatile, four Bedroom Detached Bungalow. Offering well-proportioned accommodation throughout. Outside there's ample parking, double Garage and a beautiful private rear Garden.

Entrance Hall

Composite door to front, radiator, open to Lounge and doors leading to Kitchen and WC.

Cloakroom

Double glazed window to side, wall hung wash hand basin with mixer tap, low level low flush WC, 1/2 height panelling and white towel rail.

Lounge

24' 7" (Maximum inc stairs) x 19' 7" (Maximum inc alcove)
(7.49m (Maximum inc stairs) x 5.97m (Maximum inc alcove))

Double glazed window to front, attractive fire surround and coal effect gas fire, TV point, wall lights, two radiators, stairs to first floor, door to inner hallway and French doors to rear leading to Garden Room.

Garden Room

12' 10" x 12' 10" (3.91m x 3.91m)

Double glazed French doors to side, TV point, spotlights and two radiators.

Kitchen

13' 8" (Maximum) x 7' 9" (Maximum) (4.17m (Maximum) x 2.36m (Maximum))

Range of cream wall and base units with rolled edge work surfaces, tiled walls, 1 1/2 sink/drainers with mixer tap, integral fridge/freezer, dish washer, waste disposal unit, Range Master cooker, laminate, double glazed window to side, open to Dining Area, door to Utility and personnel door into Garage.

Dining Area

9' 3" x 6' 6" (2.82m x 1.98m)

UPVC double glazed built with tiled roof, laminate floor and double glazed door to side.





Utility Room

6' 4" x 4' 10" (1.93m x 1.47m)

Plumbing for washing machine, double glazed window to side, tiled walls, Belfast style sink, work surface and space for fridge/freezer.

Inner Hallway

Doors leading to three Bedrooms and Bathroom.

Bedroom 1

11' 4" x 10' 6" (Not inc wardrobes) (3.45m x 3.20m (Not inc wardrobes))

Double glazed window to front, fitted wardrobes, over bed storage and radiator.

En Suite

Double glazed window to front, modern wall boards, shower, low level low flush WC, wash hand basin with mixer tap in a vanity unit, extractor fan and chrome heated towel rail.

Bedroom 2

9' 8" x 9' 4" (Not inc wardrobes) (2.95m x 2.84m (Not inc wardrobes))

Double glazed window to rear, fitted sliding door wardrobes and radiator.

Bedroom 3

11' 3" (Not inc wardrobes) x 8' 5" (Not inc recess) (3.43m (Not inc wardrobes) x 2.57m (Not inc recess))

Fitted wardrobes in alcove, double glazed window to rear and radiator.

Bathroom

Double glazed window to front, tiled walls, tiled floor, twin wash hand basin with mixer tap in a vanity unit, shaver point, bath with mixer tap with hand held shower and jets, wall mounted TV, low level low flush WC, radiator and enclosed shower cubicle.



Landing

Stairs from lounge to Study Area. Bedroom 4 and En-suite

Study Area

8' 5" x 7' 3" (2.57m x 2.21m)

Open plan, skylight to front and built in storage into eaves.

Bedroom 4

13' 1" (Maximum) x 12' 3" (Maximum) (3.99m (Maximum) x 3.73m (Maximum))

Restricted head height, storage in eaves, laminate floor, two skylights to rear and two radiators.

En Suite

Freestanding bath with mixer tap with telephone shower attachment, tiled walls, tiled floor, low level low flush WC, pedestal wash hand basin, extractor fan, radiator and skylight to rear,

Externally

Front Garden

Ample space for parking.

Rear Garden

Totally private, mature planted borders, trees and flowerbeds, all low maintenance paved area, rockery and flowerbeds. Gazebo, BBQ, large garden shed and gated access to front and side.

Double Garage

Remote control roller door, wall mounted Ideal boiler, power and light.



view this property online mannersandharrison.co.uk/Property/BIL108134



welcome to

The Pippins, Billingham

- BUNGALOW IN A CUL-DE-SAC
- VAST PROPORTIONS
- DOUBLE GARAGE AND AMPLE PARKING
- PRIVATE REAR GARDEN
- FOUR BEDROOMS

Tenure: Freehold EPC Rating: D

£375,000



This floorplan 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 should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

view this property online mannersandharrison.co.uk/Property/BIL108134



Property Ref:
BIL108134 - 0002

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.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01642 555888



Billingham@mannersandharrison.co.uk



2 Town Square, BILLINGHAM, Cleveland, TS23 2LY



mannersandharrison.co.uk