



## 21 Knapton Avenue

Wolviston Court, Billingham, TS22 5DJ

**Offers in excess of £200,000**



For Sale With The Advantage Of A Complete Onward Chain Above! A Delightful Family Home Which Has Been Well Maintained, In A Highly Sought After Location. Offering The Potential To Be Extended To Create Additional Living Space. \*Subject To Planning Permission.

The Vendor Informs Us The Gas Combi Boiler Is Approximately 4 Years Old & Serviced Annually. Windows Are uPVC Double Glazed Throughout. The Property Has Had An Electrical Re-Wire.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



Location

From Whitehouse Road Take A Left Turn Onto Skripka Drive, Then Turn Left Onto Knapton Avenue. The Property Is Located On The Right-Hand Side.

- Wolviston Court Shops & The Wynyard Pub - 6 Minute Walk
- Northfield School & Sports College - 14 Minute Walk
- Billingham Golf Course - 6 Minute Walk
- Kings Arms Pub- 18 Minute Walk
- St Pauls Primary School - 15 Minute Walk
- Priors Mill Primary School - 9 Minute Walk
- Town Centre - 5 Minute Drive

Journey Times As Estimated By Google Maps.

Accommodation Comprises:

Entrance Hallway

Composite Entrance Door, Doors Lead To The Kitchen & Lounge/Diner, Understairs Storage Cupboard, Staircase To The First Floor Landing.

Open Plan Lounge/Diner

uPVC Double Glazed Window, Feature Fireplace With Surround, Space For Dining Table & Chairs, Sliding Patio Doors, Radiators x2.

Kitchen

Fitted With Modern Base, Wall & Drawer Units, Worksurface Incorporating Stainless Steel Sink Unit & Mixer Tap, Built-In Double Oven, Hob With Overhead Extractor Fan, Integrated Fridge Freezer, Washing Machine & Dishwasher, uPVC Double Glazed Window, Radiator. Spotlights To The Ceiling.

First Floor Landing

uPVC Double Glazed Window, Access To Bedrooms & Bathroom.

Master Bedroom

uPVC Double Glazed Window, Radiator.

Bedroom Two

uPVC Double Glazed Window, Radiator.

Bedroom Three

uPVC Double Glazed Window, Radiator.

Family Bathroom

Fitted With A White Suite Comprising; Hand Wash Basin, Walk In Shower, W.C, Radiator, Spotlights To The Ceiling, uPVC Double Glazed Window.

Loft Space

Part Boarded, Power/Light & With A Pull Down Ladder.

Garage

Electric Roller Door, Power.

Energy Efficiency Rating: TBC

The Full Energy Efficiency Certificate Is Available On Request.

Council Tax Band: C

Estimate £1,901

Disclaimer

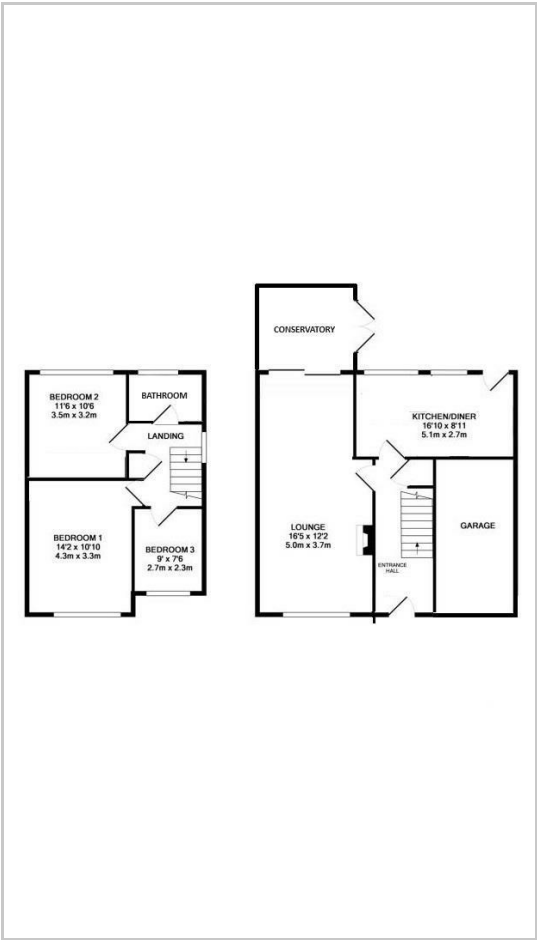
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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

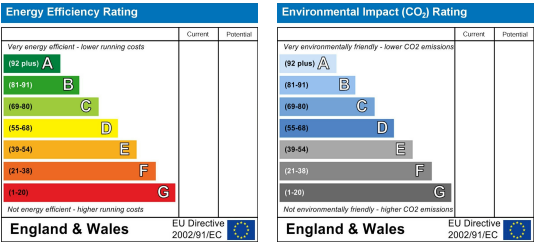
Area Map



Floor Plans



Energy Efficiency Graph



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