



The Granary, Wynyard - TS22 5QG



Offers Invited Between £290,000 And £300,000



The Granary

Wynyard

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Three Bedroom Home Located In Wynyard Village, this property offers comfortable living in a convenient location close to local shops and excellent road links including A689, A19, and A1. The accommodation comprises an entrance hall, ground floor WC, lounge, kitchen/diner, landing, family bathroom, three bedrooms, and an en-suite to the main bedroom. Additional features include a double garage to the rear, UPVC double glazing, and gas central heating, ensuring comfort and convenience all year round. The property boasts well-maintained gardens to both the front and rear, providing a lovely outdoor space for relaxation and enjoyment.

Step outside to discover the delightful outdoor space this property has to offer. The well-maintained gardens to the front and rear provide ample opportunity for outdoor activities and al fresco dining. The rear double garage ensures convenient parking and storage options, while the easy access to local shops and major road links allows for seamless connectivity to the wider area. Whether you're looking to relax in the garden or explore the nearby amenities, this property's outdoor space offers the perfect blend of convenience and tranquillity, making it ideal for those seeking a comfortable and well-connected home in Wynyard Village.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Entrance Hall

Ground Floor Wc

5' 1" x 3' 1" (1.54m x 0.95m)

Lounge

16' 3" x 10' 4" (4.96m x 3.15m)

Kitchen/Diner

10' 8" x 17' 6" (3.26m x 5.33m)

Landing

8' 8" x 6' 10" (2.64m x 2.08m)

Bathroom

7' 10" x 6' 9" (2.39m x 2.06m)

Bedroom One

11' 4" x 10' 6" (3.46m x 3.19m)

En-Suite

5' 1" x 10' 4" (1.56m x 3.14m)

Bedroom Two

13' 7" x 10' 4" (4.15m x 3.14m)

Bedroom Three

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





GARDEN

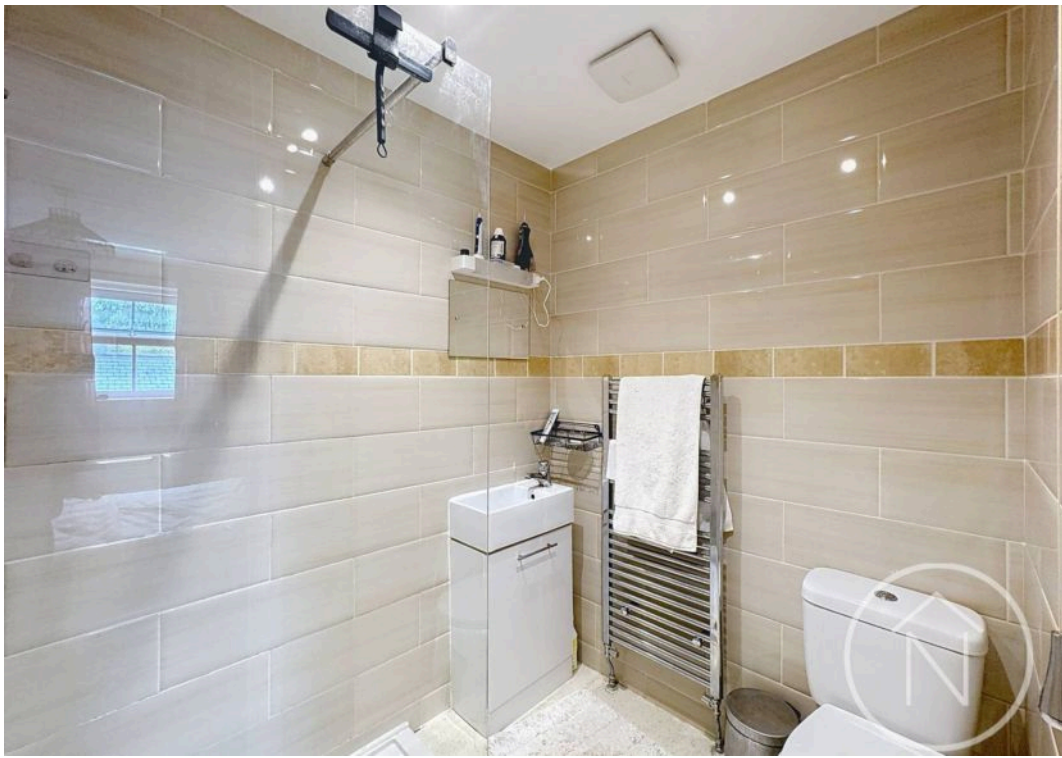
DOUBLE GARAGE

2 Parking Spaces

ON STREET

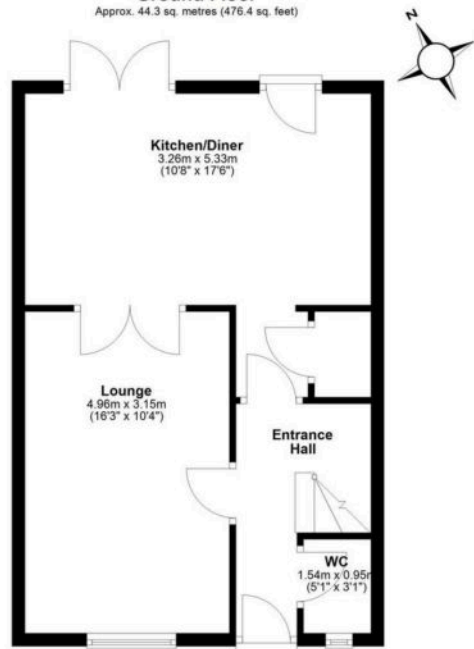






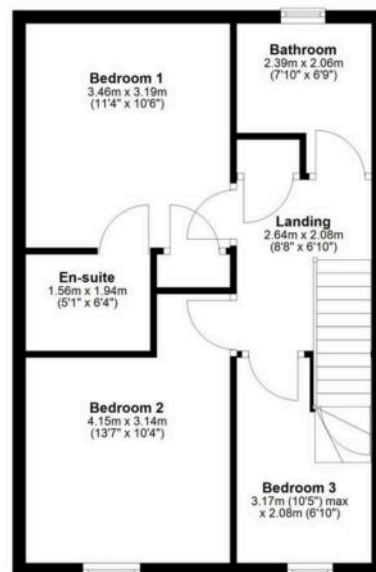
Ground Floor

Approx. 44.3 sq. metres (476.4 sq. feet)



First Floor

Approx. 44.7 sq. metres (480.6 sq. feet)



Total area: approx. 88.9 sq. metres (957.0 sq. feet)





Northgate - Teesside

8 Town Square, Billingham - TS23 2LY

01642 813222

billingham@northgates.net

www.northgates.co.uk/

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.