



**Silvermede Road, Wynyard, Billingham, TS22 5FR**

**welcome to**

## **Silvermede Road, Wynyard Billingham**

Presented to a modern standard throughout, is this 3-4 bedroom, semi-detached town house, situated in a Wynyard location. Externally, to the front there is parking leading to a single garage and the rear garden has been lovingly upgraded.

### **Entrance Hall**

Entered via composite door to front, double glazed window to front, stairs to first floor, Amtico flooring and radiator.

### **Lounge**

16' 3" x 13' 6" ( 4.95m x 4.11m )

Double doors leading to utility cupboard, UPVC double glazed bifold doors to rear, Amtico flooring, radiator and open to:

### **Kitchen**

10' 5" x 9' 11" ( 3.17m x 3.02m )

Wood veneer & contrasting high gloss wall and base units with work surfaces, 1 1/2 sink/drainers with mixer tap, four ring gas hob with extractor over, built in oven, integrated microwave, integrated fridge/freezer, integrated dish washer, spotlights, Amtico flooring and two double glazed windows to front.

### **Cloakroom**

UPVC double glazed opaque window to rear, enclosed cistern WC, wall mounted wash hand basin, part tiled, spotlights, extractor fan, Amtico flooring and radiator.

### **First Floor Landing**

Stair from hall, carpet, radiator and UPVC double glazed window to front.

### **Bedroom 1**

12' 1" x 9' 3" (Plus recess) ( 3.68m x 2.82m (Plus recess) )

Fitted sliding wardrobes, carpet, radiator and UPVC double glazed window to rear.

### **En Suite**

Shower with rainfall head and hand held attachment, wall mounted wash hand basin with mixer tap, enclosed cistern WC, part tiling, spotlights, extractor fan, storage cupboard, tile effect flooring and UPVC double glazed opaque window to rear.

### **Bedroom 2 / Second Lounge**

14' 6" x 10' 1" ( 4.42m x 3.07m )

Two UPVC double glazed windows to front, carpet and radiator.

### **Second Floor Landing**

Stairs from first floor landing, radiator, storage cupboard housing Potterton boiler and UPVC double glazed window to side.

### **Bedroom 3**

13' 5" x 11' 3" (Maximum) ( 4.09m x 3.43m (Maximum) )

Part restricted head height, carpet, radiator and UPVC double glazed window to front.

### **Bedroom 4**

9' 3" x 12' 1" (Maximum) ( 2.82m x 3.68m (Maximum) )

Part restricted head height, carpet, radiator and UPVC double glazed window to rear.

### **Bathroom**

Bath with mixer tap with rainfall shower over and hand held attachment, wall mounted wash hand basin with mixer tap on a vanity unit, enclosed WC, spot lights, extractor fan, part tiled, tile effect flooring and Velux window to rear.



## Externally

### Front Garden

Lawn with mature planting, driveway and EV charger.

### Rear Garden

Pleasantly presented offering a patio, decorative slate, vegetable patch, planted borders and astroturf.

### Garage

Up and over door.



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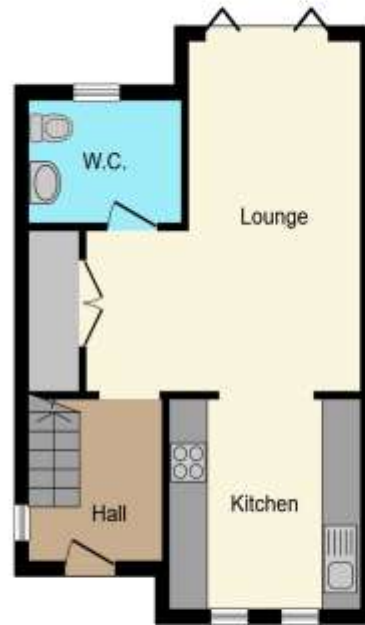
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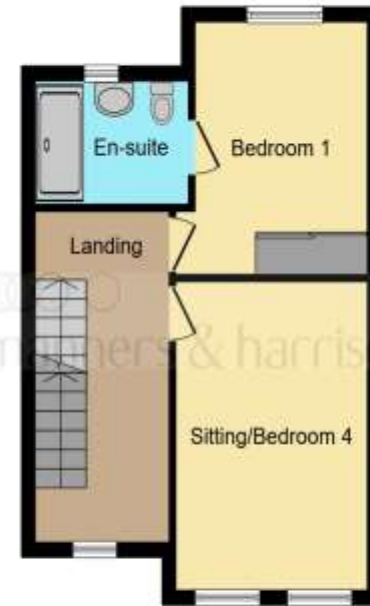
- MODERN STANDARD THROUGHOUT
- WYNYARD LOCATION
- OPEN PLAN GROUND FLOOR
- OFF STREET PARKING AND GARAGE
- UPGRADED REAR GARDEN

Tenure: Freehold EPC Rating: B

**£255,000**



Ground Floor



First Floor



Second Floor

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