



**The Granary, Wynyard, Billingham, TS22 5QG**

**welcome to**

## **The Granary, Wynyard Billingham**

Beautifully positioned, within the heart of Wynyard Village, is this picturesque, three bedroom, semi-detached cottage. The delightful interior is light and airy throughout. This gorgeous home is sure to impress, and is ready to quite simply, move into.

### **Entrance Hall**

Entered via double glazed composite door to front, laminate floor, stairs to first floor, two radiators and doors leading to WC, lounge and kitchen.

### **Cloakroom**

Double glazed window to front, low level low flush WC, 1/2 height tiled walls, tiled floor, wash hand basin with mixer tap on a vanity unit and radiator.

### **Lounge**

16' 2" x 10' 3" (Maximum into alcove) ( 4.93m x 3.12m (Maximum into alcove) )

Double glazed window to front, feature fireplace with electric fire, wall lights and radiator.

### **Kitchen**

10' 7" (Not including entrance) x 17' 5" ( 3.23m (Not including entrance) x 5.31m )

Modern wall and base units with contrasting working surfaces including breakfast bar, sink with mixer tap, part tiled walls, built in electric oven with gas hob and extractor over, integrated dish washer, integrated fridge/freezer, integrated washing machine, built in microwave, space for dining table, built in under stair storage cupboard, French doors into conservatory door into conservatory and two radiators.

### **Conservatory**

14' x 10' 7" ( 4.27m x 3.23m )

Hardwood construction with double glazing on a dwarf wall, laminate floor, French doors onto rear garden and wall mounted heater.

### **Landing**

Built in storage cupboard housing combi boiler, loft access and radiator.

### **Bedroom 1**

11' 3" (Maximum) x 10' 4" (Maximum) ( 3.43m (Maximum) x 3.15m (Maximum) )

Double glazed window to rear, built in storage cupboard with hanging and shelving.

### **En Suite**

Enclosed shower cubicle, pedestal wash hand basin with mixer tap, low level low flush WC, part tiled walls, tiled floor, spotlights, extractor fan and chrome heated towel rail.

### **Bedroom 2**

13' 7" (Maximum) x 10' 4" (Maximum) ( 4.14m (Maximum) x 3.15m (Maximum) )

Double glazed window to front, feature panelled wall and radiator.

### **Bedroom 3**

10' 4" (Maximum) x 6' 8" (Maximum) ( 3.15m (Maximum) x 2.03m (Maximum) )

Double glazed window to front, built in storage cupboard over bulk head and radiator.

### **Bathroom**

Double glazed window to rear, part tiled walls, tiled floor, panel bath with mixer tap and overhead shower attachment, low level low flush WC, wash hand basin with mixer tap on a vanity unit, chrome heated towel rail, spotlights and extractor fan.





## Externally

### Front Garden

Sunny front garden, laid to lawn with low level fencing and shrubbery border.

### Rear Garden

Attractive, low maintenance rear garden, ideal for sitting and enjoying the sunshine. Gated access to the double width car port, and door into a really useful brick built storage with power and lighting



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## The Granary, Wynyard Billingham

- POSITIONED IN THE HEART OF WYNYARD VILLAGE
- LIGHT AND AIRY
- CONSERVATORY
- MASTER WITH EN SUITE
- SUN TRAP REAR GARDEN

Tenure: Freehold EPC Rating: C

**£290,000**



This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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