



**Swancer Court, Wynyard, Billingham TS22 5QU**

**welcome to**

## **Swancer Court, Wynyard Billingham**

Nestled in a delightful cul de sac setting, just off Wynyard Woods, is this substantial five bedroom, extended, detached family home, enjoying a mature wrap around garden, ample parking for a number of vehicles and a double, detached garage.

### **Entrance Porch**

Double glazed door to front, double glazed side panels to front, tiled floor and doors into:

### **Entrance Hall**

Central staircase, tiled floor, radiator. coved corning, built in storage cupboard, spotlights, french doors into study and lounge and door to cloakroom.

### **Cloakroom**

Double glazed window to side, low level low flush WC, wash hand basin, tiled floor and radiator.

### **Study**

15' 10" x 12' 8" ( 4.83m x 3.86m )

Double glazed window to front, fire place with electric fire, wooden floor and radiator. Door to inner lobby.

### **Inner Lobby**

Laminate floor, double glazed window to front, radiator and door to the impressive games room.

### **Games Room**

27' 3" x 19' 2" ( 8.31m x 5.84m )

Three double glazed windows to front, double glazed French doors to rear, solid oak flooring, radiator, spotlights and loft access.

### **Lounge**

22' 4" x 12' 8" (Not inc inglenook) ( 6.81m x 3.86m (Not inc inglenook) )

Inglenook, two double glazed windows to front and rear, wooden floor and two radiators.

### **Dining Room**

11' 4" x 8' 3" ( 3.45m x 2.51m )

Double glazed window to rear, tiled floor, radiator and open to kitchen.

### **Kitchen**

16' 5" (Maximum) x 15' 7" (Maximum) ( 5.00m (Maximum) x 4.75m (Maximum) )

A range of wall and base units with rolled edge work surfaces, circular sink with mixer tap, plumbing for dishwasher, space for range style cooker with extractor over, space for American style fridge/freezer, tiled floor, part tiled walls, three double glazed windows to side, spotlights, radiators and doors leading to utility room and garden room.

### **Utility Room**

12' x 5' 7" ( 3.66m x 1.70m )

Double glazed window to side, double glazed door to side, tiled floor, base units, rolled edge work surface, stainless steel sink/drainer with mixer tap, plumbing for washing machine, wall mounted Worcester boiler and radiator.

### **Garden Room**

14' 3" (Maximum) x 12' ( 4.34m (Maximum) x 3.66m )

Tiled floor, double glazed window to side, double glazed French doors to side opening onto Indian sandstone patio area, radiator, attractive fireplace and coal effect gas fire.

### **Landing**

Split level galleried landing, spotlights, built in storage cupboard housing hot water tank and built in storage cupboard.





### **Bedroom 1**

16' 6" x 11' 9" ( 5.03m x 3.58m )  
Two double glazed windows to front, double glazed window to rear, radiator and open to:

### **Dressing Area**

7' 5" x 3' 5" (To front of wardrobes) ( 2.26m x 1.04m (To front of wardrobes) )  
Double glazed window to side, fitted four door wardrobes, spotlights and radiator.

### **En Suite**

Double glazed window to rear, tiled floor, spotlights, extractor fan, low level low flush WC, wash hand basin with mixer tap in a vanity unit, enclosed double shower and chrome heated towel rail.

### **Bedroom 2**

12' 10" x 10' 9" ( 3.91m x 3.28m )  
Double glazed windows to front and side, fitted wardrobes and radiator.

### **En Suite**

Double glazed window to side, enclosed shower cubicle, low level low flush WC, pedestal wash hand basin, radiator and extractor fan.

### **Bedroom 3**

12' 10" (Maximum) x 12' 8" ( 3.91m (Maximum) x 3.86m )  
Double glazed windows to side and rear and radiator.

### **Bedroom 4**

12' 9" x 9' 3" ( 3.89m x 2.82m )  
Double glazed windows to front and side and radiator.

### **Bathroom**

Double glazed window to side, tiled floor, part tiled walls, bath with jets, mixer tap and hand held attachment, pedestal wash hand basin with mixer tap, low level low flush WC, spotlights and chrome heated towel rail.

### **Nursery / Home Office**

15' x 7' 6" ( 4.57m x 2.29m )  
Double glazed window to front and radiator,

### **Bedroom 5**

12' 6" x 8' 6" ( 3.81m x 2.59m )  
Double glazed window to rear and radiator.

### **Externally**

#### **Front Garden**

Gated access, block paved driveway for a number of vehicles, wrap around garden.

#### **Rear Garden**

Good level of privacy, laid to lawn.

#### **Garage**

Double garage, two up and over doors, power and lighting



**view this property online** [mannersandharrison.co.uk/Property/BIL108779](http://mannersandharrison.co.uk/Property/BIL108779)



welcome to

## Swancer Court, Wynyard Billingham

- EXTENDED, DETACHED PROPERTY
- CUL-DE-SAC SETTING
- SPACIOUS ACCOMMODATION
- INGLENOOK AND GALLERIED LANDING
- TWO EN SUITE AND FAMILY BATHROOM

Tenure: Freehold EPC Rating: C

**£875,000**



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)

**view this property online** [mannersandharrison.co.uk/Property/BIL108779](http://mannersandharrison.co.uk/Property/BIL108779)



Property Ref:  
BIL108779 - 0003

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](mailto:Billingham@mannersandharrison.co.uk)



2 Town Square, BILLINGHAM, Cleveland, TS23 2LY



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)