



**Wynyard Road, Wolviston, Billingham, TS22 5LQ**

**welcome to**

## **Wynyard Road, Wolviston Billingham**

An absolutely charming, two bedroom character cottage in the heart of Wolviston Village, enjoying old world charm and appealing period features and overlooking the village green.

##Invalid Field Name##

### **Entrance Hall**

Entered via hardwood glazed door to front, stairs to first floor and door leading to:

### **Lounge**

13' 11" (Maximum) x 13' 5" (Maximum) ( 4.24m (Maximum) x 4.09m (Maximum) )

Double glazed window to front, exposed beams, attractive coal effect gas fire and surround, built in understair storage cupboard, built in display cabinet and radiator.

### **Kitchen / Diner**

16' 5" maximum x 6' 11" maximum ( 5.00m maximum x 2.11m maximum )

Wall and base units with rolled edge work surfaces, part tiled walls, white 1 1/2 sink/drainer with stainless steel mixer tap, space for cooker, plumbing for washing machine, integrated fridge/freezer, radiator, two double glazed windows to rear, double glazed door to rear, tiled floor and space for dining table.

### **Landing**

Split level staircase, built in high level storage cupboard, skylight window to rear, loft access and built in storage cupboard housing combi boiler.

### **Bedroom 1**

10' 7" (Maximum) x 8' 4" (Maximum) ( 3.23m (Maximum) x 2.54m (Maximum) )

Double glazed window to front, slight restricted head height and radiator.

### **Bedroom 2**

10' 9" (Maximum) x 5' 9" (Maximum) ( 3.28m (Maximum) x 1.75m (Maximum) )

Double glazed window to rear, slight restricted head height and radiator.





### **Bathroom**

Panel bath with Triton shower over, pedestal wash hand basin, low level low flush WC, radiator, part tiled walls, vinyl flooring, extractor fan and two skylight windows to rear.

### **Externally**

#### **Front Garden**

Beautifully kept, laid to lawn, shaped pathway, privet, borders and planted flowerbeds.

#### **Rear Garden**

Small courtyard to rear, with trellis fencing.



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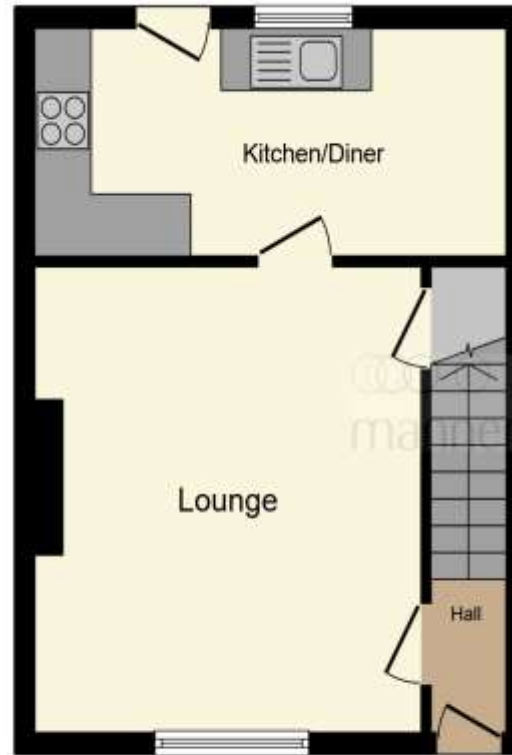
welcome to

## Wynyard Road, Wolviston Billingham

- CHARMING COTTAGE
- VILLAGE LOCATION
- NO ONWARD CHAIN
- PERIOD FEATURES
- WELL STOCKED FRONT GARDEN AND COURT YARD REAR

Tenure: Freehold EPC Rating: Awaited

**£170,000**



Ground Floor



First Floor

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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