



The Stables, Wynyard Billingham TS22 5SG

welcome to

The Stables, Wynyard Billingham

This charming and rarely available three-bedroom cottage, located in the highly sought-after Wynyard area, is an absolute must-see! . Outside, the property features a private driveway with a garage, a covered rear courtyard perfect for relaxation, and a beautifully landscaped.

Entrance Vestibule

Entered via composite double glazed door, radiator.

Entrance Hall

Entered via wooden single glazed door into hallway, stairs to first floor, under stairs storage cupboard, doors to reception rooms, kitchen and WC.

Downstairs Wc

Low level low flush WC, pedestal wall mounted wash hand basin, tiled splashbacks, vinyl flooring, extractor fan.

Kitchen

10' x 19' 3" (3.05m x 5.87m)

UPVC double glazed bay window to front, range of cottage style wall and base units with contrasting working surfaces, integral electric oven , four ring gas hob, extractor fan, plumbing for washing machine, single sink with drainer and mixer tap, under counter fridge freezer, plumbing for dishwasher.

Reception Room

18' 2" (max) x 16' 3" (max) (5.54m (max) x 4.95m (max))

Entered via french doors, UPVC double glazed bay window to front, UPVC double glazed french doors to the rear, window to rear, radiator, electric fire with decorative surround, coved cornicing.

First Floor Landing

Loft hatch access, double built in storage cupboards.

Bedroom 1

11' 5" (MAX) x 17' 1" (MAX) (3.48m (MAX) x 5.21m (MAX))

UPVC double glazed bay window to front, radiator, access to en-suite.

En-Suite

Bathroom grade flooring, low level low flush WC, pedestal mounted wash hand basin with tiled splashbacks, radiator, double walk in shower, wall tiles, extractor fan.

Bedroom 2

11' 9" (max) x 11' 4" (max) (3.58m (max) x 3.45m (max))
UPVC double glazed window to rear, radiator.

Bedroom 3

8' 11" (max) x 8' 11" (max) (2.72m (max) x 2.72m (max))
UPVC double glazed window to front, radiator.

Family Bathroom

Bathroom grade flooring, white panel bath with individual taps, tiled splashback, tiled surrounds, low level low flush WC, pedestal wash hand basin with mixer taps, UPVC double glazed frosted window to rear, radiator.



Externally

Front Garden

Block paved footpath leading to front, block paved driveway, garage with up and over door, gravel area, mature trees and borders, paved area.

Rear Garden

Paved seating area, paved steps leading to pedestrian access gate to front, artificial lawn area with mature borders and trees.



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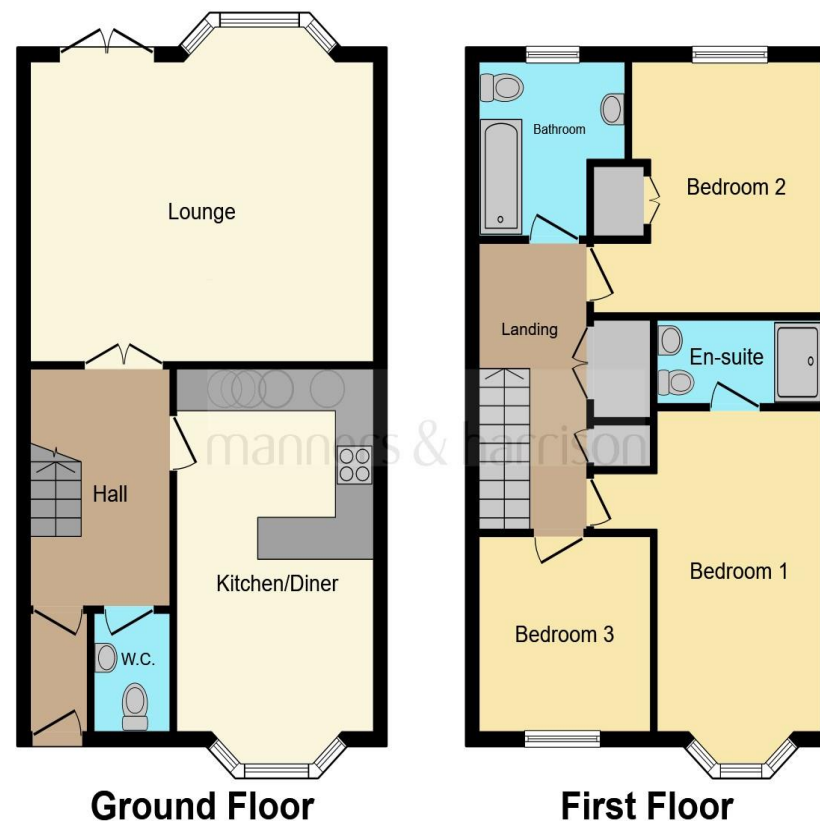
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The Stables, Wynyard Billingham

- RARELY AVAILABLE COTTAGE
- MODERN KITCHEN/DINER
- GENEROUSLY SIZED BEDROOMS
- EN-SUITE
- PERFECT FOR RELAXATION

Tenure: Freehold EPC Rating: C

£270,000



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

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BIL108955 - 0006

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