

Chester Burn Road, Wynyard, Billingham TS22 5UF



welcome to

Chester Burn Road, Wynyard Billingham

Nestled in a quiet cul-de-sac, this stunning, four bedroom, detached family home offers exceptional living space, thanks to a converted garage. Situated on the highly sought-after Wynyard estate, this beautiful home benefits from five years of the builder's warranty and is completely move-in ready!

Entrance Hall

Double glazed door to front, wall paneling, radiator, stairs to first floor, open to lounge.

Lounge

15' 10" (max) x 11' 1" (max) (4.83m (max) x 3.38m (max)) Double glazed window to front, wall paneling, coved cornicing, open to kitchen and diner, radiator, modern electric fire, laminate flooring.

Reception Room 2

15' 6" x 8' 3" ($4.72m \times 2.51m$) Converted garage,double glazed window to front, radiator, laminate flooring, coved cornicing.

Kitchen

17' 3" x 10' 2" (5.26m x 3.10m)

White wall and base units, wooden block effect working surfaces, circular sink with draining board and mixer tap, built in electric oven and microwave, electric hob, space for American style fridge/freezer, door to utility room, paneled wall, laminate flooring, double glazed window and French Doors to the rear, spotlights, extractor fan.

Utility Room

6' 5" (max) x 6' (max) (1.96m (max) x 1.83m (max)) Plumbing for washing machine, hanging coat rail, double glazed door to rear, laminate flooring, door to WC.

Cloakroom

Fitted two door mirrored wardrobe, low level low flush WC, pedestal was hand basin with mixer tap, radiator, laminate flooring, double glazed window to side.

Landing First Floor

Laminate flooring, built in shelved storage

cupboard, loft hatch access.

Bedroom 1

13' 3" (max) x 11' 8" (front of robes) (4.04m (max) x 3.56m (front of robes))

Two door fitted sliding wardrobe, double glazed window to front, coved cornicing, wall paneling, laminate flooring, radiator, built in storage cupboard.

En-Suite

Enclosed shower, low level low flush WC, pedestal wash hand basin, chrome heated towel rail, part tiled walls, double glazed window to side, laminate flooring, extractor fan.

Bedroom 2

12' 4" x 9' 3" (3.76m x 2.82m) Double glazed window to front, radiator, laminate flooring.

Bedroom 3

9' 5" x 9' 3" (2.87m x 2.82m) Double glazed window to rear, coved cornicing, radiator, laminate flooring.

Bedroom 4

9' 6" x 7' 3" (2.90m x 2.21m) Double glazed window to rear, coved cornicing, laminate flooring, radiator.

Bathroom

Panel bath with mixer tap, over head shower attachment, glass screen, low level low flush WC, pedestal wash hand basin with mixer tap, double glazed window to rear, laminate flooring, chrome heated towel rail, extractor fan, part tiled walls.







Externally

Front Garden

Double width driveway to the front, and gated access in to the rear garden.

Rear Garden

Really good size, not overlooked to the rear, attractively laid to artificial lawn with pebbled pathway, bark chipped borders, decked area with large summer house, two rooms in summer house ideal for storage.







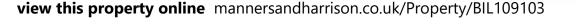
welcome to

Chester Burn Road, Wynyard Billingham

- IDEAL FAMILY HOME
- CONVERTED GARAGE
- EN-SUITE
- 5 YEARS BUILDERS WARRANTY
- MOVE IN READY

Tenure: Freehold EPC Rating: B

£325,000





Property Ref: BIL109103 - 0005 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.

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