



**Hitchcock Gardens, Wynyard, Billingham, TS22 5JU**

**welcome to**

## **Hitchcock Gardens, Wynyard Billingham**

Attention First-Time Buyers - Deposit Incentives Available! Step into this brand new, stunning, three-bedroom inner terrace family home, thoughtfully designed with modern fixtures and stylish finishes throughout!

### **Agents Note**

(PHOTOS&FLOORPLAN OF THIS PROPERTY ARE OF THE SHOWHOME)

### **Entrance Hall**

Double glazed composite door to front, radiator, stairs to first floor, door to lounge, spotlights.

### **Lounge**

11' 8" (max) x 12' 10" (max) ( 3.56m (max) x 3.91m (max) )  
Double glazed window to front, TV point, radiator, door to inner hallway.

### **Inner Hallway**

Built in under stairs storage cupboard, door to WC, door to kitchen/diner.

### **Downstairs WC**

Low level low flush WC, wash hand basin and mixer tap, chrome heated towel rail, extractor fan, spotlights, laminate flooring, 1/2 height wall tiles.

### **Kitchen/Dining**

14' 10" x 10' 8" (max) ( 4.52m x 3.25m (max) )  
Modern wall and base units with contrasting working surfaces and matching upstands, inset sink with grooved drainer and mixer tap, built in electric oven and hob, stainless steel extractor over, integrated fridge/freezer, integral dishwasher, plumbing for washing machine, wall mounted ideal logic wall unit, double glazed window and french doors to rear, laminate flooring, radiator, spotlights, space for dining table.

### **First Floor Landing**

Built in storage cupboard, radiator, loft access.

### **Bedroom 1**

12' (inc entrance) x 11' 8" (max) ( 3.66m (inc entrance) x

3.56m (max) )

Double glazed window to front, radiator.

### **En-Suite**

Double shower, pedestal wash hand basin with mixer tap, low level low flush WC, double glazed window to front, part tiled walls, chrome heated towel rail, extractor fan, spotlights.

### **Bedroom 2**

8' 10" (max) x 10' 7" (max inc robes) ( 2.69m (max) x 3.23m (max inc robes) )  
Double glazed window to rear, radiator.

### **Bedroom 3**

9' 7" (max) x 6' 10" (max) ( 2.92m (max) x 2.08m (max) )  
Double glazed window to rear, radiator.

### **Bathroom**

Panel bath with mixer tap, wash hand basin with mixer tap, low level low flush WC, part tiled walls, spotlights, extractor fan, laminate flooring, chrome heated towel rail.



## Externally

### Front Garden

Tarmac driveway to the front for two cars.

### Rear Garden

Enclosed rear garden laid to lawn.



***check out more properties at*** [mannersandharrison.co.uk](https://mannersandharrison.co.uk)



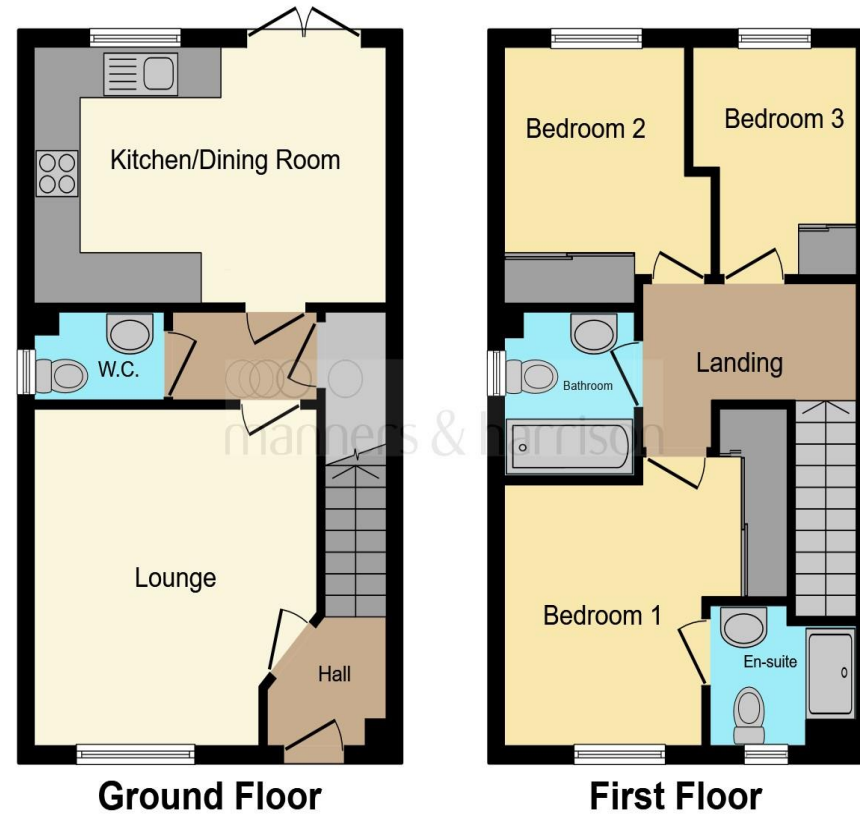
welcome to

## Hitchcock Gardens, Wynyard Billingham

- 5% DEPOSIT AVAILABLE
- OPEN PLAN KITCHEN
- MASTER BEDROOM WITH EN-SUITE
- FRENCH DOORS TO REAR GARDEN
- DRIVEWAY

Tenure: Freehold EPC Rating: Awaiting

**£225,995**



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)

check out more properties at [mannersandharrison.co.uk](http://mannersandharrison.co.uk)



Property Ref:  
BIL109158 - 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.

**Not for marketing purposes INTERNAL USE ONLY**



**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)