



The Stables, Wynyard, Billingham, TS22 5SG

welcome to

The Stables, Wynyard Billingham

Nestled in a prime location overlooking a picturesque green to the front, this charming four-bedroom semi-detached family home boasts character, a distinctive roofline, and thoughtfully designed living spaces.

Auctioneer's Comments

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Entrance Vestibule

Double glazed door to front, laminate flooring, coved cornicing, radiator and door into entrance hall,

Entrance Hall

Stairs to first floor, built in storage cupboard, radiator, laminate flooring.

Lounge

14' (not inc bay) x 11' 4" (max) (4.27m (not inc bay) x 3.45m (max))

Double glazed bay window to front, feature fireplace, two radiators, coved cornicing, open to dining room.

Dining Room

11' 11" x 10' 10" (max) (3.63m x 3.30m (max))

Double glazed french door to rear with fitted blinds, laminate flooring, coved cornicing, radiator, open to kitchen.

Study

10' 1" x 9' 5" (max into bay) (3.07m x 2.87m (max into bay))

Double glazed bay window to front, radiator, coved cornicing.

Kitchen

9' 9" x 9' 6" (2.97m x 2.90m)

A range of grey wall and base units with contrasting working surfaces, part tiled walls, stainless steel sink and draining board with mixer tap, built in electric oven and gas hob with stainless steel extractor over, integrated dishwasher, integrated fridge, integrated freezer, under cabinet lighting, double glazed window to rear, radiator, laminate flooring, door to utility room.

Utility Room

7' 2" x 5' 4" (2.18m x 1.63m)

Wall and base units with contrasting working surfaces, plumbing for washing machine, wall mounted Worcester combi boiler, laminate flooring, door to WC, hardwood door to rear.

Wc





Low level low flush WC, wash hand basin on vanity unit with mixer tap, modern wall panelling and flooring, extractor fan, chrome heated towel rail.

Landing

loft access, built in storage cupboard.

Bedroom 1

14' 8" (max inc bay and robes) x 10' 9" (4.47m (max inc bay and robes) x 3.28m)

Double glazed window to front, three door fitted sliding wardrobes, restricted head-height.

En-Suite

Walk in shower, wash hand basin on vanity unit with mixer tap, low level low flush WC, heated towel rail, part tiled walls, part panelled walls, vinyl flooring, double glazed window to front, spotlights and extractor fan.

Bedroom 2

12' 4" (max) x 10' 9" (max) (3.76m (max) x 3.28m (max))

Double glazed window to rear, radiator, restricted head height, three door fitted sliding wardrobes.

Bedroom 3

13' 4" (max) x 9' 4" (max) (4.06m (max) x 2.84m (max))

Double glazed bay window to front, radiator, restricted head height.

Bedroom 4

10' 6" (max) x 9' 4" (max) (3.20m (max) x 2.84m (max))

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

Bathroom

Panel bath with mixer tap, wash hand basin with mixer tap and low level low flush WC on vanity unit, walk in shower, double glazed window to rear, radiator, modern wall panelling, panelled ceiling, radiator, spotlights, extractor fan.

Externally

Front Garden

Over looking a beautiful green to the front with mature trees, enclosed front garden, laid to lawn and paving.

Rear Garden

Enclosed, laid to a mix of decking and pebbles, really useful brick built storage, outside tap, gated access to driveway and single garage.

Parking

Double width driveway

Garage

Up and over door to the front.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NESTLED IN A PRIME LOCATION
- NO FORWARD CHAIN

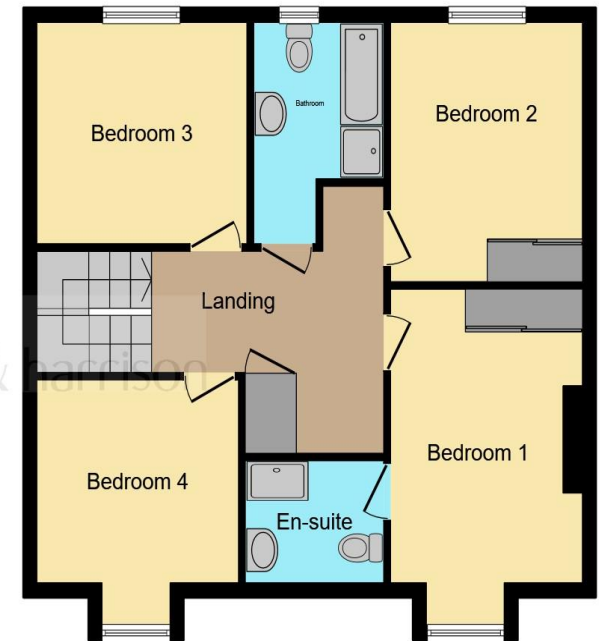
Tenure: Freehold EPC Rating: C

guide price

£300,000



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

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