



**The Stables, Wynyard Billingham TS22 5SG**

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## **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**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **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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## The Stables, Wynyard Billingham

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

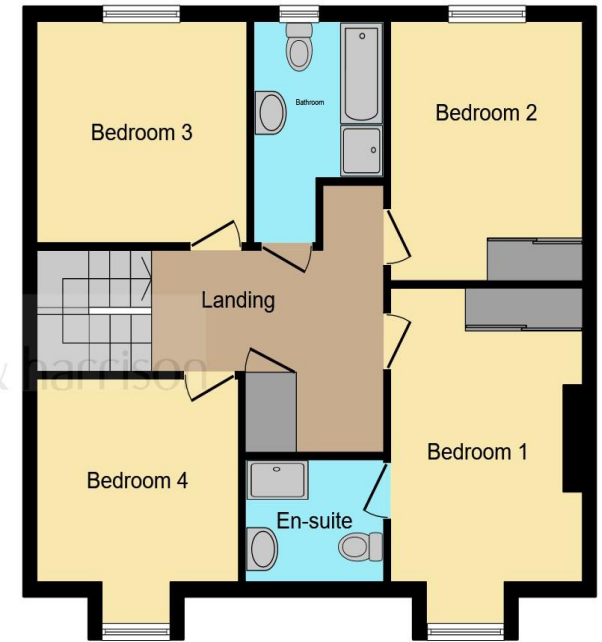
Tenure: Freehold EPC Rating: C  
Council Tax Band: F

guide price

**£280,000**



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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