









welcome to

The Granary, Wynyard Billingham

Conveniently located in the heart of Wynyard Village, this beautifully maintained and well presented first floor apartment is perfect for young professionals, first time buyers, downsizers and investors alike!

Entrance Hall

Double glazed entrance door, built in storage cupboard, stairs to first floor, inner hallway with two built in storage cupboards.

Open Plan Kitchen/Lounge

16' 10" (max) x 17' 9" (max) (5.13m (max) x 5.41m (max)) Lounge area - double glazed door to front, two Juliet balcony's, TV point, feature exposed beams, 2 modern radiators, open plan to kitchen. Kitchen area - modern fitted kitchen, wall and base units with complimentary working surfaces and matching upstands, 1 1/2 stainless steel sink and draining board with mixer tap, integrated dishwasher, integrated washing machine, integrated freezer, integrated fridge, built in electric oven and microwave, induction hob and extractor over, space for dining table (included), spotlights, skylight window.

Cloakroom

Low level low flush WC, vanity wash hand basin with mixer tap on vanity unit, part tiled walls, tiled flooring, radiator, spotlights, extractor fan.

Bedroom 1

12' 5" x 10' 2" (3.78m x 3.10m)

Double glazed window to rear, exposed beams, radiator, spotlights, TV point, doors to en suite and to the Jack and Jill bathroom.

En Suite

Bath with mixer tap, wash hand basin on vanity unit with mixer tap, low level low flush WC, double glazed window to rear, tiled flooring, part tiled walls, spotlights, extractor fan, chrome heated towel rail.

Bedroom 2

12' 5" (max) x 7' 8" (max) (3.78m (max) x 2.34m (max)) Double glazed window to rear, exposed beam. radiator, door to Jack and Jill bathroom,

Jack And Jill Shower Room

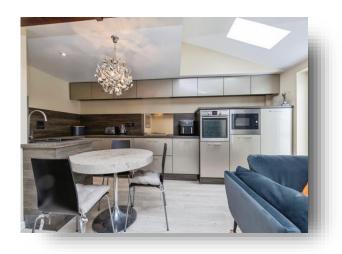
Enclosed shower, wash hand basin with mixer tap on vanity unit, chrome heated towel rail, spotlights, extractor fan, tiled flooring, part tiled walls.

Externally

Allocated parking space and useful built in storage unit.













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- WYNYARD VILLAGE OVERLOOKING THE DUCK POND
- OPEN PLAN LOUNGE/KITCHEN
- MASTER BEDROOM WITH EN SUITE
- JACK & JILL BATHROOM
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 900.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2001 Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000



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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Property Ref: BIL109150 - 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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