



Park Wynd, Middlesbrough TS4 3FB

welcome to

Park Wynd, Middlesbrough

A stunning four bedroom detached home nestled away occupying the perfect plot offering a sense of seclusion. Externally this home has a well maintained rear garden, with a driveway to the front leading to the double garage.

Entrance Hall

Entered via UPVC double glazed composite door into hallway, stairs to first floor, radiator, access to utility, access to open plan kitchen.

Study

7' (max) x 9' 4" (max) (2.13m (max) x 2.84m (max))
UPVC double glazed window to front, radiator.

Utility

6' 1" (max) x 3' 9" (max) (1.85m (max) x 1.14m (max))
Base units with working surfaces, sink with draining board and mixer tap, plumbing for washing machine, spotlights,

Downstairs Wc

WC, wash hand basin with mixer tap, UPVC double glazed window to side, radiator, tiled walls.

Kitchen/Diner

16' 6" (MAX) x 13' 11" (MAX) (5.03m (MAX) x 4.24m (MAX))

Two radiators, range of wall and base units with complimentary working surfaces, sink with draining board, 1 ½ bowl sink with mixer tap, integral fridge freezer, electric oven, integral grill, integral microwave, recess for under counter dishwasher, four ring gas hob, UPVC double glazed doors to rear, under stairs storage cupboard.

Lounge

23' (MAX) x 11' 9" (MAX) (7.01m (MAX) x 3.58m (MAX))
UPVC double glazed window to front, radiator, UPVC double glazed window to rear, TV point, telephone point.

First Floor Landing

UPVC double glazed window to rear, radiator, storage cupboards.

Bedroom 1

19' (max) x 10' (Max) (5.79m (max) x 3.05m (Max))
UPVC double glazed window to front, radiator, fitted wardrobes with sliding doors, access to en-suite.

En-Suite

Wash hand basin with mixer tap, WC, heated chrome towel rail, UPVC double glazed window to side, double walk in shower, rainfall style shower head.

Bedroom 2

10' 1" (max) x 10' 6" (max) (3.07m (max) x 3.20m (max))
UPVC double glazed window to rear, radiator, fitted wardrobes with sliding doors.

Family Bathroom

Bath with mixer taps, wash hand basin with mixer tap, WC, heated chrome towel rail, UPVC double glazed window to side.

Bedroom 3

9' (max) x 9' 8" (max) (2.74m (max) x 2.95m (max))
UPVC double glazed window to front, radiator, fitted wardrobes.

Bedroom 4

7' 11" (max) x 6' 4" (max) (2.41m (max) x 1.93m (max))
UPVC double glazed window to front, radiator, fitted wardrobes with sliding doors.

Externally Front Garden



Driveway leading to front of property with a double garage.



Rear Garden

Family sized rear, fully turfed, patio seating area.

Agents Note:

The property is sold on a Freehold Title however an annual service charge applies. We ask that interested parties satisfy themselves in this regards before proceeding.



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Park Wynd, Middlesbrough

- STUNNING DETACHED FAMILY HOME
- OPEN PLAN KITCHEN / DINER
- USEFUL UTILITY ROOM
- DRIVEWAY LEADING TO DOUBLE GARAGE
- EXCELLENT PLOT

Tenure: Freehold EPC Rating: B

£380,000



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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