



This unique two bedroom mid terrace cottage located in Wolviston Village comes to the market with no forward chain. The property is set back from road and rarely comes available. Comprising of an entrance hallway, cloakroom/WC, spacious lounge, kitchen/diner with access to the rear garden from the lounge. The upper floor has two double bedrooms and a modern bathroom suite. External: Set in a secluded mews courtyard to the front of the property with garage, ample parking and mature garden to the rear. The property benefits from having double glazed windows.

**Sundial Mews, Wolviston, TS22 5QD**

**2 Bed - Cottage**

**Chain Free £185,000**

**EPC Rating: C**

**Council Tax Band: D**

**Tenure: Freehold**





Sundial Mews, Wolviston, TS22 5QD

**HALLWAY**  
3'10 x 10'5 (1.17m x 3.18m)  
Via front door with carpet, radiator and stairs to first floor.

**CLOAKROOM/WC**  
2'11 x 6'4 (0.89m x 1.93m)  
Double glazed window to side aspect, WC and wash hand basin.

**LOUNGE**  
10'10 x 16'8 (3.30m x 5.08m)  
Double glazed window to rear aspect, carpet, radiator, double glazed patio doors to front aspect and coved ceiling.

**KITCHEN**  
10'6 x 16'9 (3.20m x 5.11m)  
Double glazed window to rear aspect, double glazed window to front aspect, radiator, part tiled, coved ceiling and stainless steel sink and drainer.

**LOBBY**  
2'10 x 4'7 (0.86m x 1.40m)  
Door to rear aspect, radiator and under stairs cupboard.

**LANDING**  
6'1 x 5'11 (1.85m x 1.80m)  
Double glazed window to rear aspect and carpet.


**BEDROOM 1**  
10'11 x 16'8 (3.33m x 5.08m)  
Double glazed window to front aspect, double glazed window to rear aspect, built-in wardrobes, carpet and radiator.

**BEDROOM 2**  
10'7 x 8'6 (3.23m x 2.59m)  
Double glazed window to front aspect, carpet, radiator and built-in double wardrobes.

**BATHROOM**  
7'4 x 5'10 (2.24m x 1.78m)  
Double glazed window to rear aspect, corner bath, shower, vanity wash hand basin, WC, heated towel rail and spot lights.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

21 Bishop Street, Stockton-on-Tees, TS18 1SY  
01642 607555  
stockton@smith-and-friends.co.uk  
www.smith-and-friends.co.uk

