

CLARKE | MUNRO

ESTATE AGENTS

60 The Stables, Wynyard, TS22 5SG



Price: £278,000



01642 361 111

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60 The Stables, Wynyard, TS22 5SG



Key Features:

- This Delightful Semi-Detached House Is Beautifully Positioned Right in The Heart of Wynyard Village
- Three Bedrooms Are Complemented by Two Bath/Shower Rooms
- Attractive Well-Kept Gardens
- Car Parking to The Rear with Garage
- Well Equipped Kitchen/Diner with Built-In Appliances

Property Description:

Clarke Munro are excited to offer for sale this delightful three-bedroom mid terrace house. A great deal of care has been put into the style and finish creating a lovely comfortable home which is beautifully positioned right in the heart of Wynyard Village. Comprising entrance lobby, hallway with cloakroom/WC, lounge with French doors and open plan kitchen/diner with built-in appliances. The first floor has the master bedroom with shower room en-suite, two further bedrooms and family bathroom with a smart modern white suite. Outside, there are attractive well-kept gardens to the front and rear, car parking behind the property and a garage and also a brick storage shed.



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TO VIEW: Tel: **01642 36111**

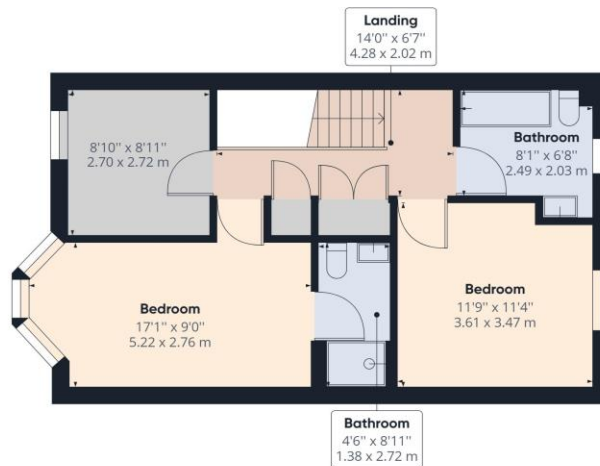
65 Queensway, Stockton-On-Tees, Billingham, TS23 2LU.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1145.94 ft²
106.46 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clarke Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

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Entrance

Double glazed entrance door, radiator, laminate wood effect flooring.

Hallway

Radiator, staircase to first floor.

Cloakroom w/c

Pedestal wash hand basin, close coupled w/c, tiled splashbacks, extractor fan, radiator.

Kitchen/Diner

With range of Cream matching wall & base units, roll top work surfaces, part tiled walls, integrated electric oven & gas hob with extractor hood, space for washing machine, integral fridge & freezer, double glazed window to front, radiator, wood effect flooring.

Lounge

Double glazed bay window to rear, double glazed French doors to rear, wood effect flooring.

First Floor Landing

Built in storage cupboard, access to loft.

Bedroom 1

Double glazed bay window to front, radiator.

En Suite

Tile effect flooring, part tiled walls, large shower cubicle with mixer shower, pedestal wash hand basin, close coupled w/c, radiator.

Bedroom 2

Double glazed window to rear, radiator.

Bedroom 3

Double glazed window to front, radiator.

Bathroom

Tile effect flooring, panelled bath, close coupled w/c, pedestal wash hand basin, part tiled walls, double glazed window to rear.

Externally

Well kept gardens to front and rear, garage and brick store shed, low maintenance rear garden. Front garden with lawn, established shrubs & trees.

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