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21 THE GRANARY
WYNYARD | TS22 5QG

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A delightful spacious double fronted three bedroom mid terraced property built to the popular 'Ruskin' design with the benefit of a double garage. Superbly located within the village area of Wynyard and conveniently located for the local amenities this prestigious village has to offer.

The accommodation has been recently refurbished and briefly comprises of, entrance porch, a spacious lounge/dining room running the full width of the property with twin bay windows and shutters, inglenook fireplace with oak mantle and log burning effect gas stove. Limed oak flooring. The breakfasting kitchen has also been recently upgraded with a range of wood 'Shaker' style units with quartz work surfaces, Belfast sink, integrated appliances including double ovens, 5 ring gas hob, dishwasher and washing machine. a contrasting centre island with oak top, wood effect Amtico flooring and French doors leading to the rear garden. There is also a further reception room that would make an ideal study and cloaks/WC. To the first floor the main bedroom advantages from en-suite facilities, whilst the remaining 2 double bedrooms are serviced by the family bathroom. Externally there is an enclosed and established garden to the front Whilst to the rear there is an enclosed paved courtyard giving access to a useful garden store and double garage with electric remote control door.











AGENTS NOTES:-

- * UPVC DOUBLE GLAZING
- * GAS FIRED CENTRAL HEATING VIA RADIATORS & HIVE CONTROLS
- * ALARMED
- * EER 72C
- * FREEHOLD
- * COUNCIL TAX BAND F - STOCKTON BOROUGH COUNCIL £3,339.00
- : MOBILE COVERAGE :BASIC
- * FLOOD RISK : NO RISK
- * MOBILE COVERAGE; BASIC: 5Mbps SUPERFAST: 80 Mbps ULTRAFast: 1000 Mbps

The property is subject to a community charge of £525.00 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

* Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Fine and Country cannot accept liability for any information provided.

LOCATION:-

Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. Developed largely in the late 20th century, at the heart of Wynyard is a traditional village centre with a pub, restaurant, store and scenic duck pond all surrounded by mature trees and beautiful landscaping. Miles of walking trails and bridleways around the village, together with championship golf courses make it the perfect location for enjoying the outdoors.

Wynyard lies south of the A689 Sedgfield-Hartlepool road and is minutes from the A19. Train services to London and Scotland are available from Darlington while Durham Tees Valley Airport, around 30 minutes away, serves both the leisure and business markets.

VIEWINGS:-

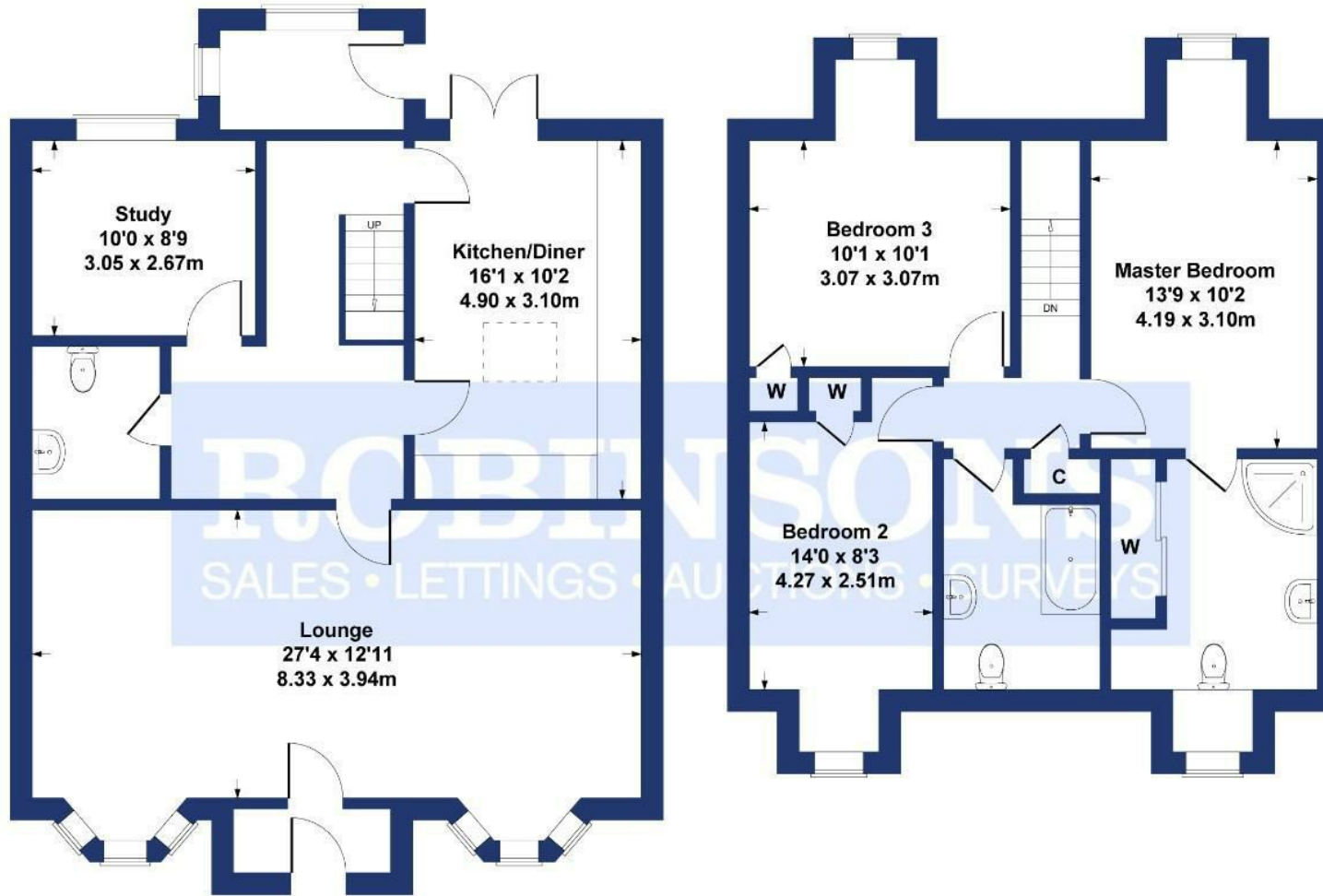
Via Robinsons Regency & Rural

Tel: 01740 645444

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The Granary

Approximate Gross Internal Area
1506 sq ft - 140 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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