



**Hitchcock Gardens, Wynyard Billingham TS22 5JU**

**welcome to**

## **Hitchcock Gardens, Wynyard Billingham**

This beautifully maintained two-bedroom end of terrace home is in as new condition and is ideal for young professionals, those looking to downsize, or an easily maintained UK base.

### **Agents Note**

Qualifying criteria applies to the purchase of this Discount Market Sale: Please speak to the agent for further information.

### **Entrance Hall**

Double glazed door to front, radiator, door to lounge.

### **Cloakroom**

Double glazed window to side, low level low flush WC, wash ad basin with mixer tap, chrome heated towel rail.

### **Lounge**

12' 10" (max) x 11' 11" (max inc stairs) ( 3.91m (max) x 3.63m (max inc stairs) )  
Double glazed window to front, radiator, stairs to first floor, door to kitchen.

### **Kitchen**

12' 10" x 12' (max) ( 3.91m x 3.66m (max) )  
Modern grey wall and base units with complimentary working surfaces, matching upstands, stainless steel sink and draining board with mixer tap, built in electric oven and induction hob with extractor over, plumbing for washing machine, integrated dishwasher, integrated fridge/freezer., built in under stairs storage cupboard, door to WC, double glazed french doors and window to rear.

### **Landing**

Radiator, loft hatch access.

### **Bedroom 1**

12' 9" (max) x 9' 4" ( 3.89m (max) x 2.84m )  
Double glazed window to front, radiator, built in storage cupboard.

### **Bedroom 2**

12' 10" x 7' 5" ( 3.91m x 2.26m )  
Double glazed window to rear, radiator.

### **Bathroom**

Panel bath and overhead shower with glass screen, low level low flush WC, pedestal wash hand basin with mixer tap, double glazed window to side, chrome heated towel rail, extractor fan, part tiled walls.

### **Front Garden**

Gated access to rear garden.

### **Rear Garden**

Enclosed, laid to lawn, paved patio area, pebbled area.

### **Agents Note**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







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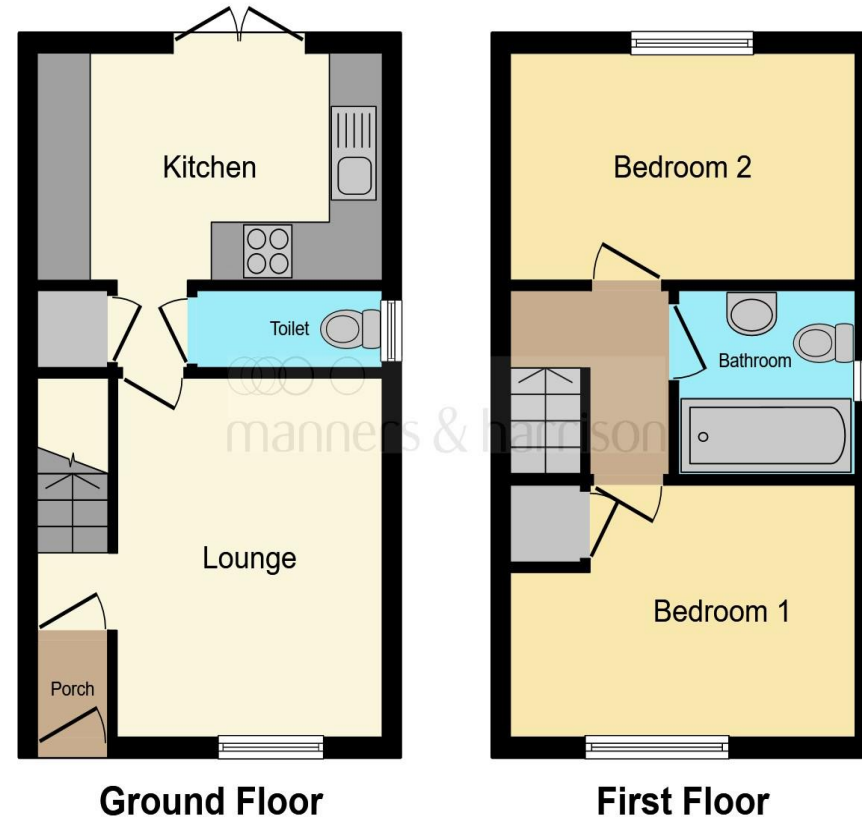
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## Hitchcock Gardens, Wynyard Billingham

- \*\*\*PRICE INCLUDES 20% MARKET VALUE DISCOUNT\*\*\*
- WYNYARD AREA
- TWO BEDROOMS
- MODERN KITCHEN
- FRONT&REAR GARDENS

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

**£165,000**



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](http://www.focalagent.com)

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