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SALES • LETTINGS • REGENCY & RURAL

19 WYNYARD ROAD
WOLVISTON | TS22 5LQ

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BEAUTIFULLY REFURBISHED CHARACTER COTTAGE OVERLOOKING WOLVISTON VILLAGE GREEN!

Oozing charm, character and traditional appeal, this delightful two-bedroom cottage has been beautifully and sympathetically refurbished throughout, seamlessly blending period features with stylish modern comforts. Enjoying an enviable position overlooking the picturesque village green, this enchanting home offers village living at its finest!

Approached through a gorgeous, established front garden with manicured lawn, mature hedging and well-stocked flower beds, the cottage creates a wonderful first impression.

Inside, the inviting lounge boasts exposed ceiling beams, a charming built-in display cabinet and a new electric stove-effect fire, creating a cosy focal point. A useful understairs cupboard provides additional storage.

To the rear, the beautifully refitted kitchen offers a stylish and practical space, with room for dining and a charming stable-style door opening onto the courtyard.

Upstairs are two bedrooms and a tastefully refurbished family bathroom.

Externally, a quaint, block-paved rear courtyard provides additional outdoor space.

Further benefits include traditional wooden internal doors, double glazing and gas central heating.

A truly charming cottage combining period character, contemporary comfort and an idyllic village setting.

EARLY VIEWING IS HIGHLY RECOMMENDED!

Bond £1100 | Energy Efficiency Rating D | Council Tax band B (£2014)

Specifications: no smokers.

Virgin Internet is included in monthly rental

Required Earnings: Tenant Income £39,600- Guarantor Income £39,600(if required)

LOCATION

Situated in the heart of the highly desirable and picturesque village of Wolviston, 19 Wynyard Road enjoys a charming setting within one of the area's most sought-after residential locations.
Wolviston is a delightful, traditional village renowned for its attractive period properties, beautiful village green and welcoming community atmosphere. Combining rural charm with everyday convenience, the village offers a selection of local amenities, including a popular village pub, primary school, church and picturesque countryside walks.
Despite its peaceful village setting, Wolviston is exceptionally well placed for commuters, with excellent access to the A19 and A689, providing convenient links to Billingham, Stockton-on-Tees, Middlesbrough, Hartlepool and the wider Teesside area. The prestigious Wynyard Estate is also just a short drive away, offering additional leisure and recreational facilities.

VIEWINGS

Via Robinsons Regency & Rural
Tel: 01740 645444
Email: Info@robinsonswynyard.co.uk

AGENTS NOTES

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains - metered
Sewerage – Mains
Heating – Gas
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk
Selective licencing area – No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

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FLOOR PLAN COMING SOON

We are preparing the floor plan and it will be available shortly.

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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