





**Rose Garden Lane,Wynyard Billingham TS22 5WA**

manners & harrison

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## Rose Garden Lane, Wynyard Billingham

For the perfect modern and stylish home look no further, boasting three well proportioned bedrooms - with the master featuring an ensuite shower room. Downstairs, you'll find a stunning open plan kitchen/dining/family room with French doors leading to the private garden

**Hallway**
**Cloakroom**
Pedestal wash hand basin, low level W/C Double glazed window

**Lounge**
Double glazed window to front, Radiator

**Kitchen/Dining/Family**
Fitted kitchen, utility storage cupboard, french doors to rear. Skylights

**Bedroom 1**
Double glazed window, Radiator

**En-Suite**
Shower cubicle, Wash hand basin, low level W/C, Double glazed window

**Bedroom 2**
Double glazed window, Radiator

**Bedroom 3**
Double glazed window, radiator

**Bathroom**
Bath, shower cubicle, wash hand basin, low level W/C Doubled glazed window









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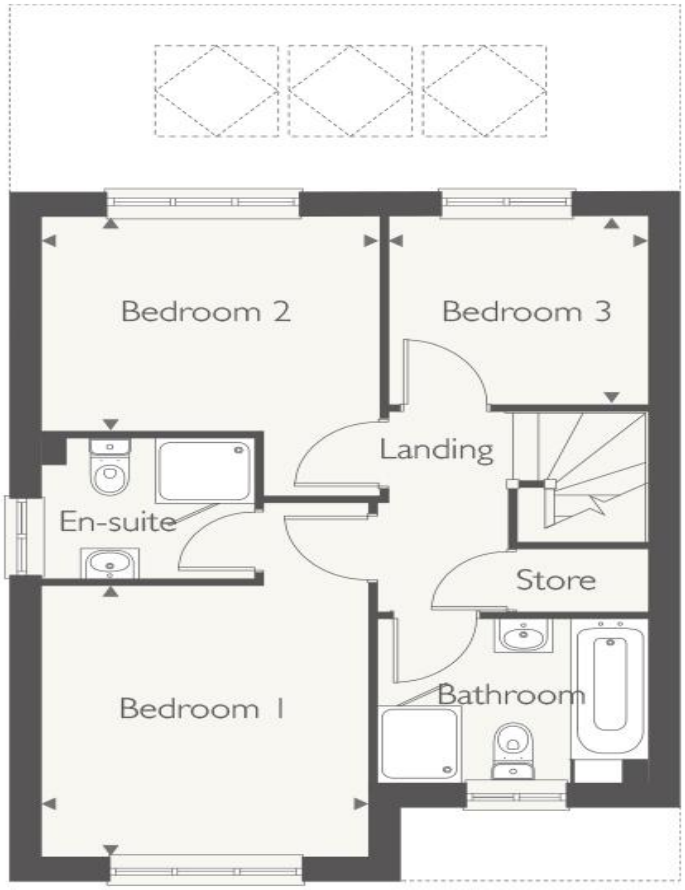
# Rose Garden Lane, Wynyard Billingham

- Shared Ownership
- NHBC Warranty
- Detached Garage
- Kitchen/Diner
-

Tenure: Leasehold EPC Rating: Exempt
Council Tax Band: F  Service Charge: Ask Agent
Ground Rent: Ask Agent
This is a Leasehold property. We are awaiting further details about the Term of the lease.  For further information please contact the branch.  Please note additional fees could be incurred for items such as Leasehold packs.

## £130,478

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The Property Ombudsman

Property Ref:
BIL109865 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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