





Rose Garden Lane,Wynyard Billingham TS22 5WA

manners & harrison

welcome to

Rose Garden Lane, Wynyard Billingham

The simply stunning three bedroom features a master bedroom with ensuite shower room as well as two other well proportioned bedrooms.

Hallway
Cloakroom
Wash hand basin, low level W/C, double glazed window

Lounge
Double glazed bay window, Radiator

Kitchen/Diner
Fitted kitchen, utility storage cupboard, French doors to rear garden, 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, wash hand basin, low level w/c double glazed window









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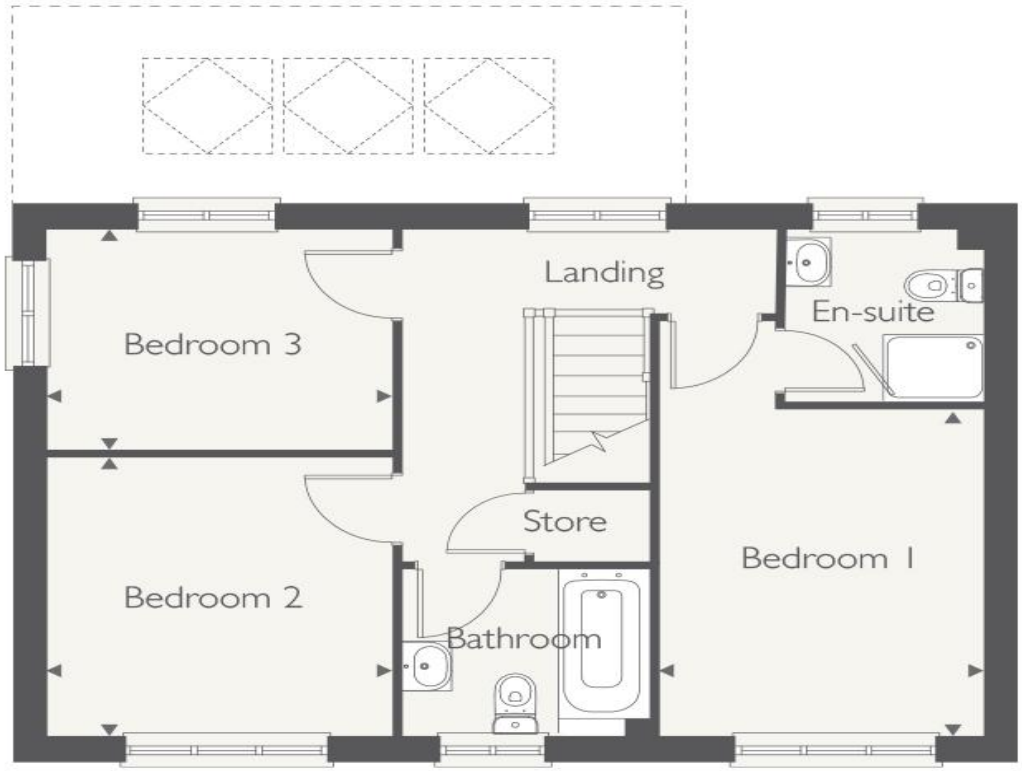
welcome to

Rose Garden Lane, Wynyard Billingham

- NHBC Warranty
- Master bedroom with En-Suite
- 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:
BIL109866 - 0005

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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