





Rose Garden Lane,Wynyard Billingham TS22 5WA

manners & harrison

welcome to

Rose Garden Lane, Wynyard Billingham

The price advertised is a 45% share of the purchase price and includes £1,500 towards legal fees.

A stylish and modern four bedroom home with plenty of space.

Lounge
Double glazed bay window

Cloakroom
Low level W/C, Pedestal wash hand basin, Double glazed window

Hallway
Low level W/C, Pedestal wash hand basin, Double glazed window

Bedroom 1
Master suite to second floor with dressing area and storage, Double glazed skylights

En-Suite
Shower, low level W/C, Vanity wash hand basin, part tiled walls, Chrome heated towel rail, Spotlights, Velux window

Bedroom 2
Double bedroom, Double glazed window Radiator

Bedroom 3
Double bedroom, radiator, double glazed window

Bathroom
Bath, Pedestal wash hand basin, low level W/C, Shower, spotlights, part tiled walls, double glazed window

Rear Garden
Laid to Lawn









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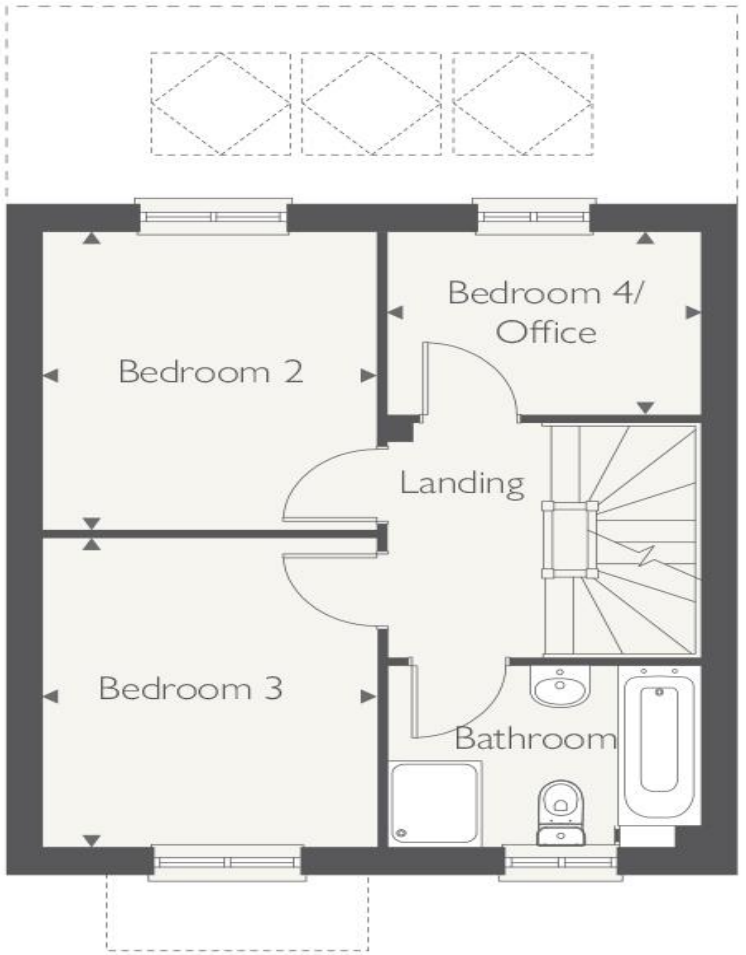
Rose Garden Lane, Wynyard Billingham

- NHBC Warranty
- Open plan kitchen and dining room
- Living Room with Bay Window
- Useful utility store
- Detached garage

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.

£139,478



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The Property Ombudsman

Property Ref:
BIL109864 - 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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