

4 Spring Bank Wood, Wynyard

Offers Over **£265,000**

Michael Poole
SALES · LETTINGS · AUCTIONS



4 Spring Bank Wood

Wynyard, Billingham

This Fantastic CHAIN FREE Three-Bedroom Wynyard Semi Has Been Extended Creating a Wonderful Home With Modern, Light & Airy Open Plan Living Across the Ground Floor & Westerly Facing Rear Garden.

- Fantastic Three Bedroom Semi Detached Cottage
- Beautifully Positioned in the Heart of Wynyard Village
- Stylish, Light & Airy Open Plan Living Throughout the Ground Floor
- Lounge & Extended Dining Room with French Doors & Velux Roof Light Windows
- Breakfast/Kitchen with a Superb Range of Modern Shaker Style Units & Built-In Appliances
- Attractive, Easy to Maintain Westerly Facing Rear Garden, Garage & Parking for up to Three Cars
- Security Alarm System
- Part Boarded Attic Space
- Combi Boiler Installed November 2021
- No Onward Chain

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Wynyard, Billingham

With a sparkle in its eye and a spring in its step, this fantastic three-bedroom semi-detached Wynyard house with no onward chain has been extended to create a wonderful home with modern open plan living across the ground floor being the standout feature.

It has so many lovely touches to brighten your day including a modern fitted kitchen with integral appliances, modern bathroom and en-suite, attractive easy to maintain westerly facing rear garden, garage and parking for up to three cars.

Comprising briefly of entrance lobby with cloakroom WC, inner hallway, lounge, dining room extension with French doors and skylight windows, and breakfast/kitchen.

The first floor has the master bedroom with fitted wardrobes and shower room en-suite, two further bedrooms and principal bathroom.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

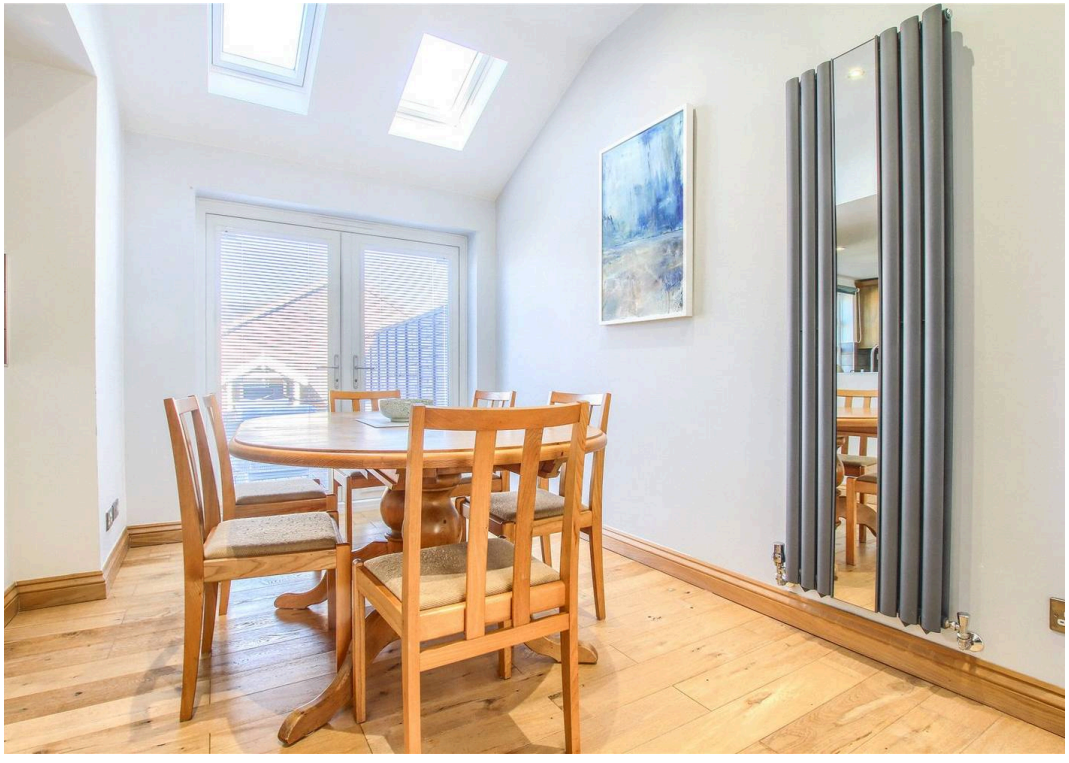
EPC Environmental Impact Rating: C











GROUND FLOOR

Entrance Lobby
With a hardwood entrance door with double glazed inserts, built-in cloaks cupboard, stripped oak flooring and radiator.

Cloakroom/WC
With a modern white dual-flush close-coupled WC, vanity wash hand basin with cabinet below, tile-effect laminated flooring and chrome towel radiator.

Inner Hallway
With staircase to the first floor, stripped oak flooring and radiator.

Lounge
14' 10" x 13' 0" (4.52m x 3.96m)
With stripped oak flooring, radiator, and open plan layout into kitchen.

Dining Area
11' 0" x 7' 7" (3.35m x 2.30m)
With UPVC double glazed French door opening onto the patio and rear garden, stripped oak flooring, two rear-facing Velux rooflight windows; chrome LED spotlights; and modern contemporary design radiator.

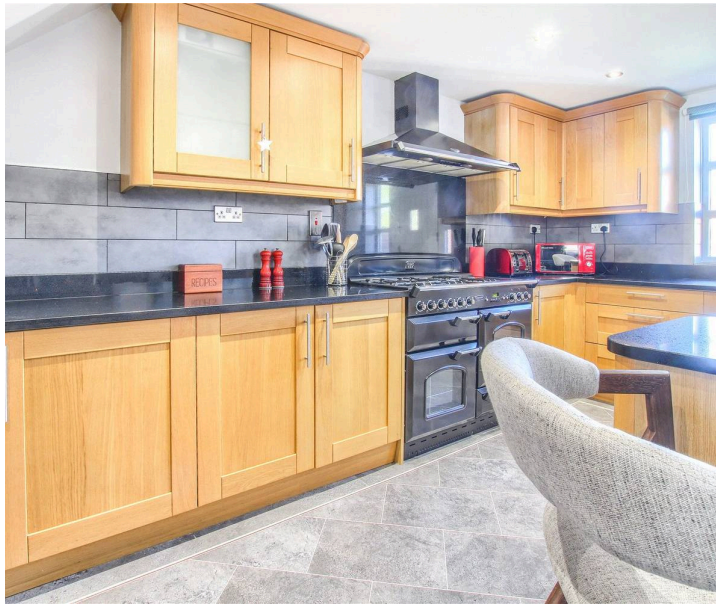
Kitchen/Breakfast Room
16' 2" x 12' 6" (4.93m x 3.80m)
Fitted with a superb range of modern light oak style Shaker design wall, drawer and floor units with under-unit lighting, soft-close doors & drawers; solid black granite work surfaces with matching upstands; tiled splashbacks; inset stainless steel one-and-a-half bowl sink unit with mixer taps over; Rangemaster range cooker with black granite splashback and matching extractor hood; built-in washing machine, dishwasher and wine fridge; Karndean tile-effect flooring; and composite stable door with double glazed insert opening onto the rear garden.

FIRST FLOOR

Landing







FIRST FLOOR

Landing

Master Bedroom
10' 8" x 13' 2" (3.25m x 4.01m)
into wardrobes. With modern fitted wardrobes across one wall, radiator and connecting door into ...

En-Suite Shower Room
With a modern white suite comprising of double shower cubicle with thermostat drench shower unit, pedestal wash hand basin, and dual-flush close-coupled WC; coordinated fully tiled walls; chrome towel radiator; and extractor fan.

Bedroom Two
8' 5" x 12' 8" (2.57m x 3.86m)
into wardrobes. With modern fitted wardrobes across one wall, radiator, vaulted ceiling, and feature rear facing arched window.

Bedroom Three
8' 5" x 7' 6" (2.57m x 2.29m)
With radiator.

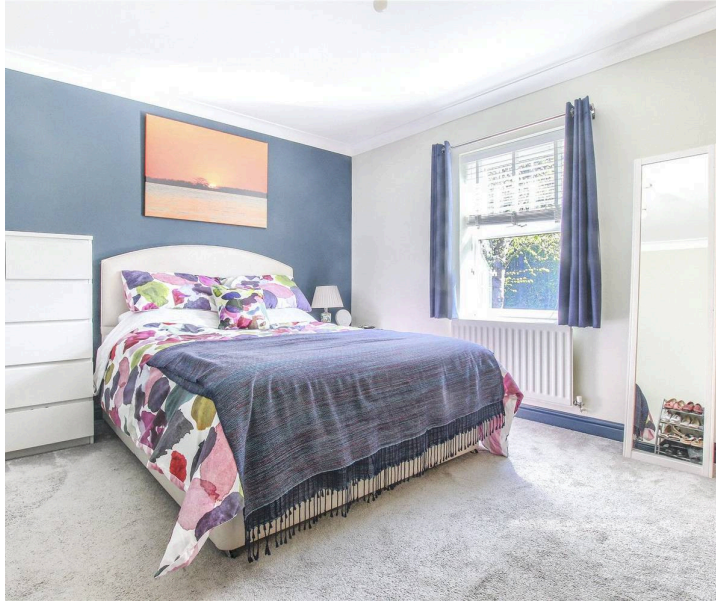
Bathroom
With a modern white three-piece suite comprising of panelled bath with shower attachment, pedestal wash hand basin and dual-flush close-coupled WC; coordinated tiled splashbacks; radiator; and extractor fan.

EXTERNALLY

Gardens
The front garden has lawn, plum slate beds, and stone garden paths with steps leading down to a stone patio area. Side access leads to a westerly facing rear garden which has been designed and laid out with easy maintenance in mind. There is a stone patio, artificial lawn, LED patio lights, and rear access gate onto carparking area.





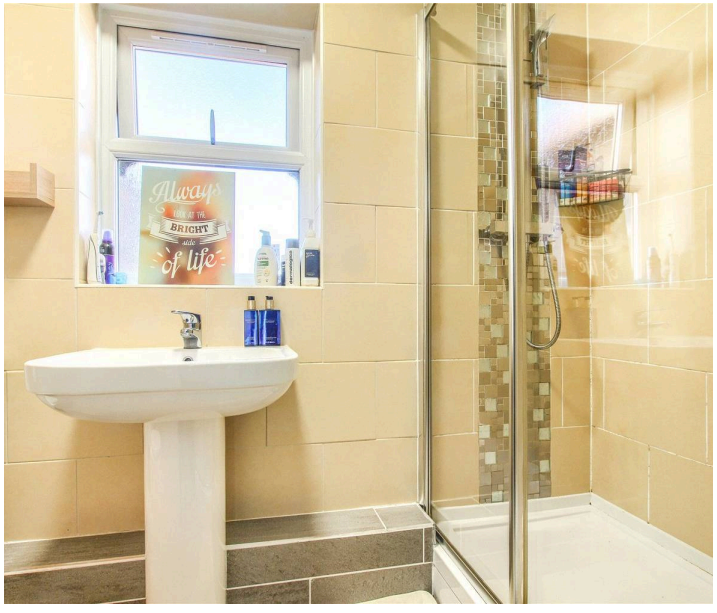


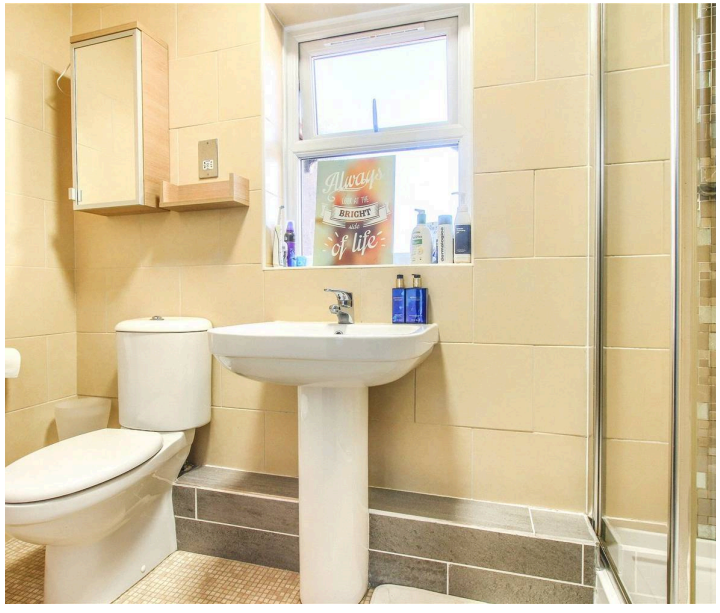
Garage & Car Parking
A paved driveway to the rear of the property provides parking for up to three cars and leads into a single detached brick-built garage with up-and-over door, electric supply and lighting laid on, and side access door.

Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

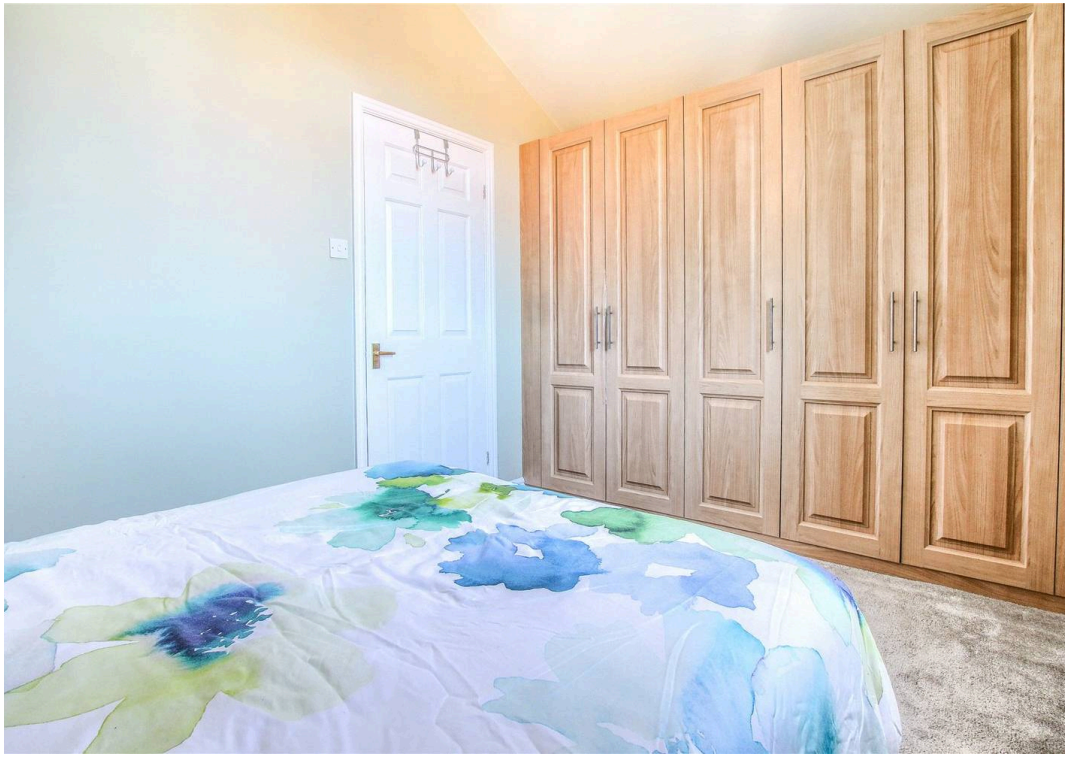
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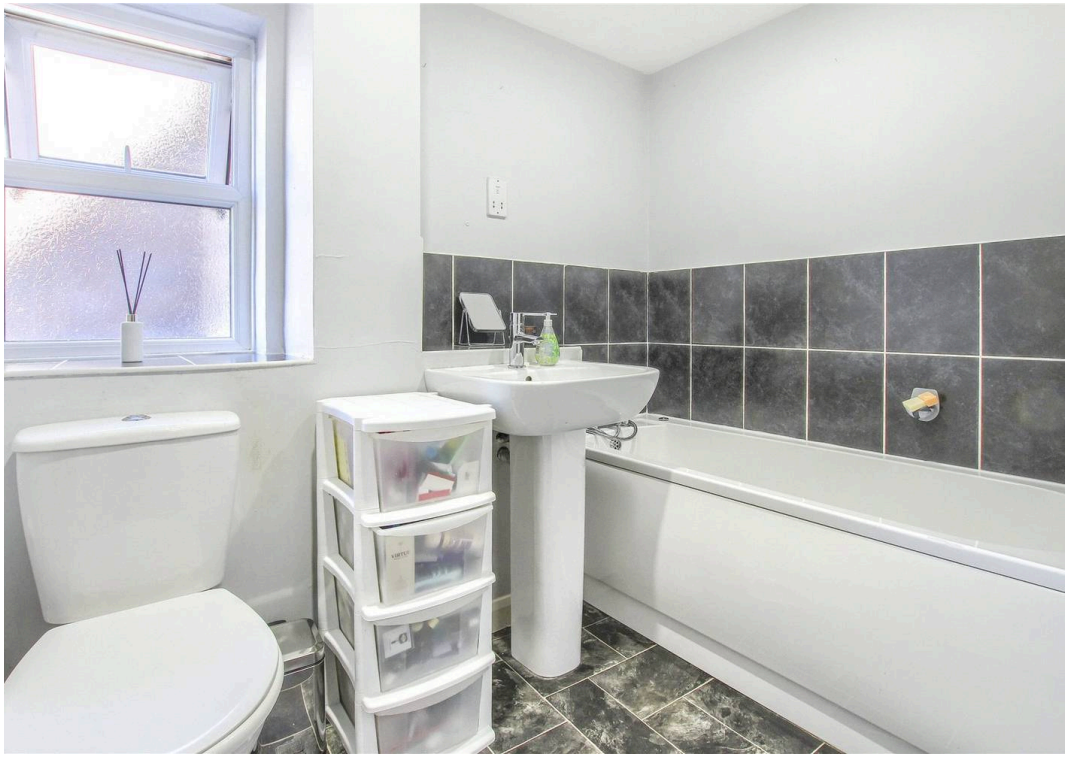




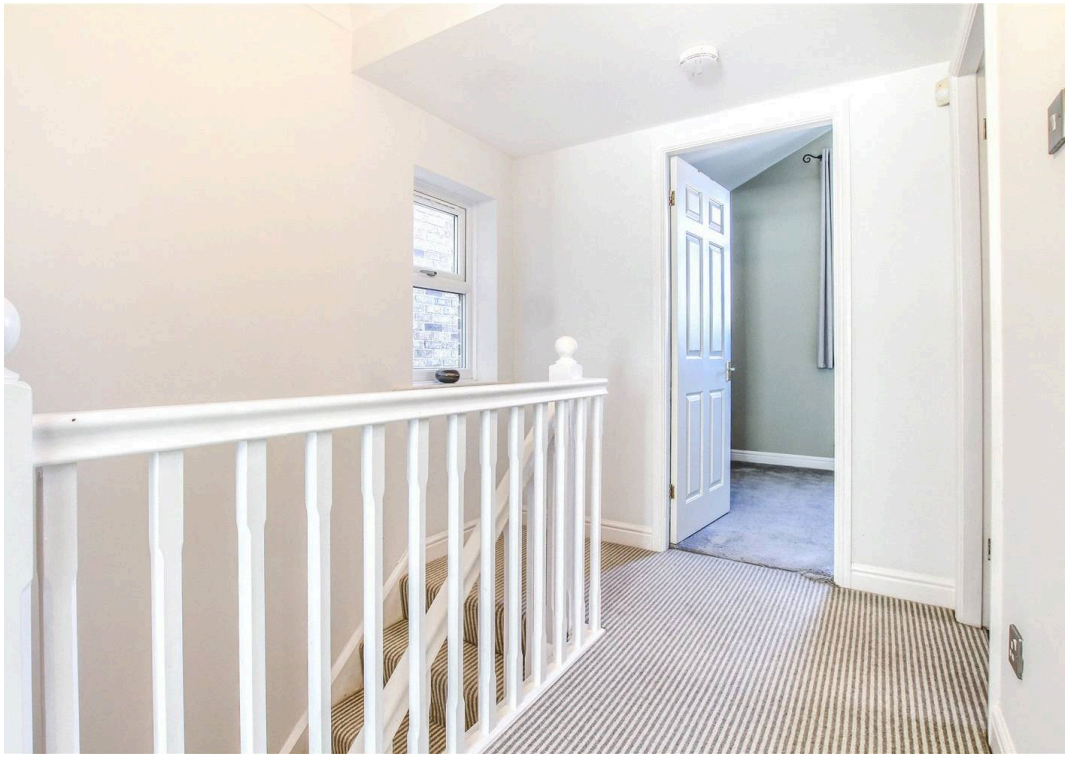










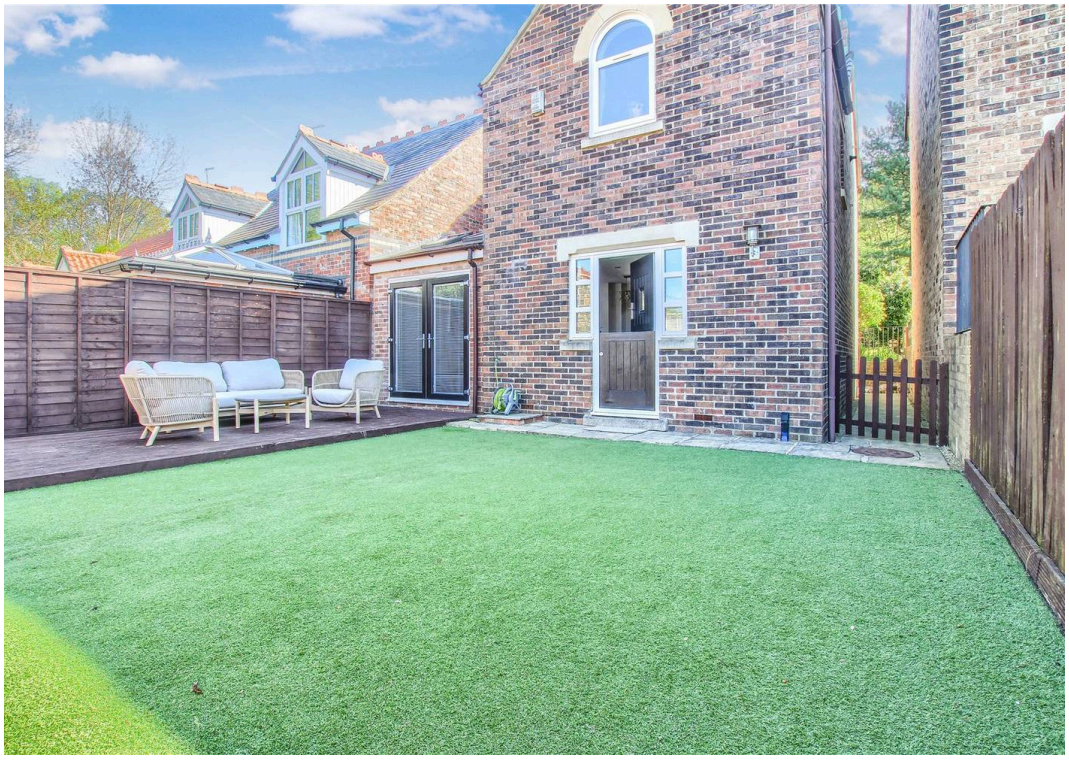






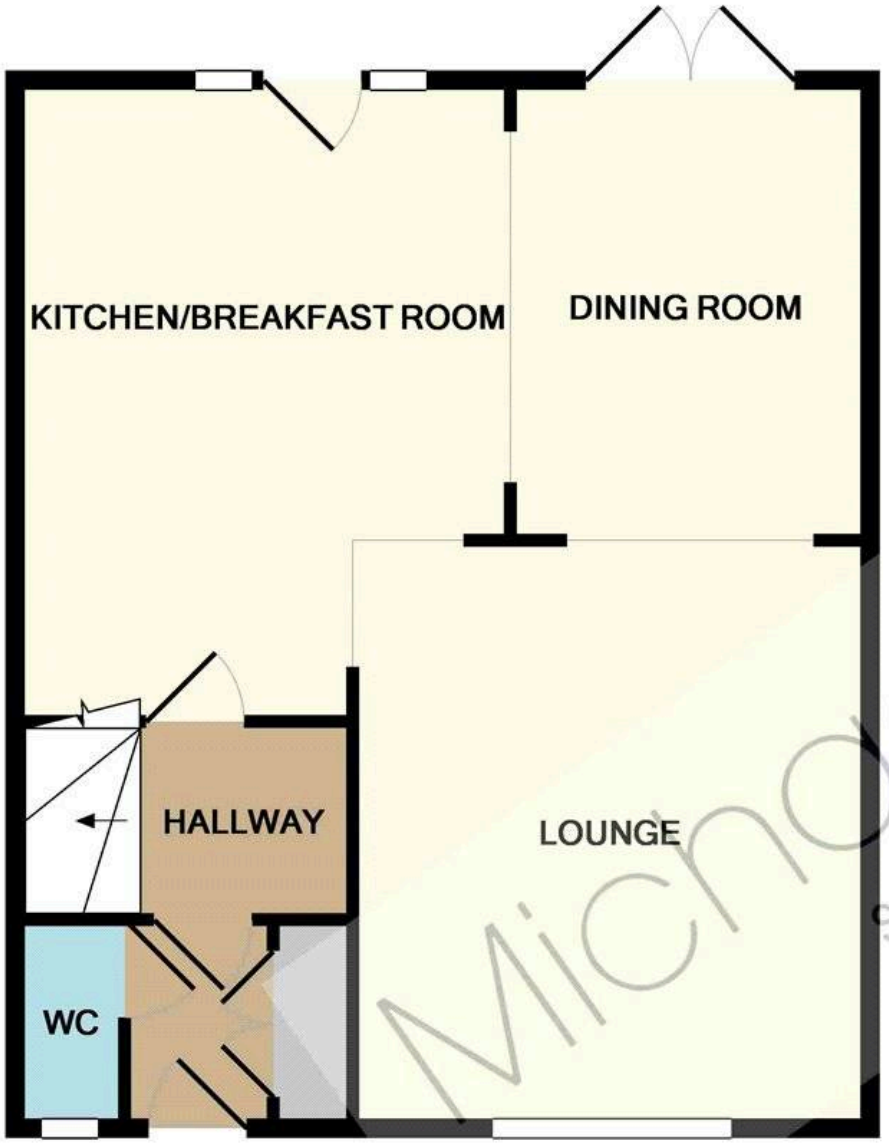














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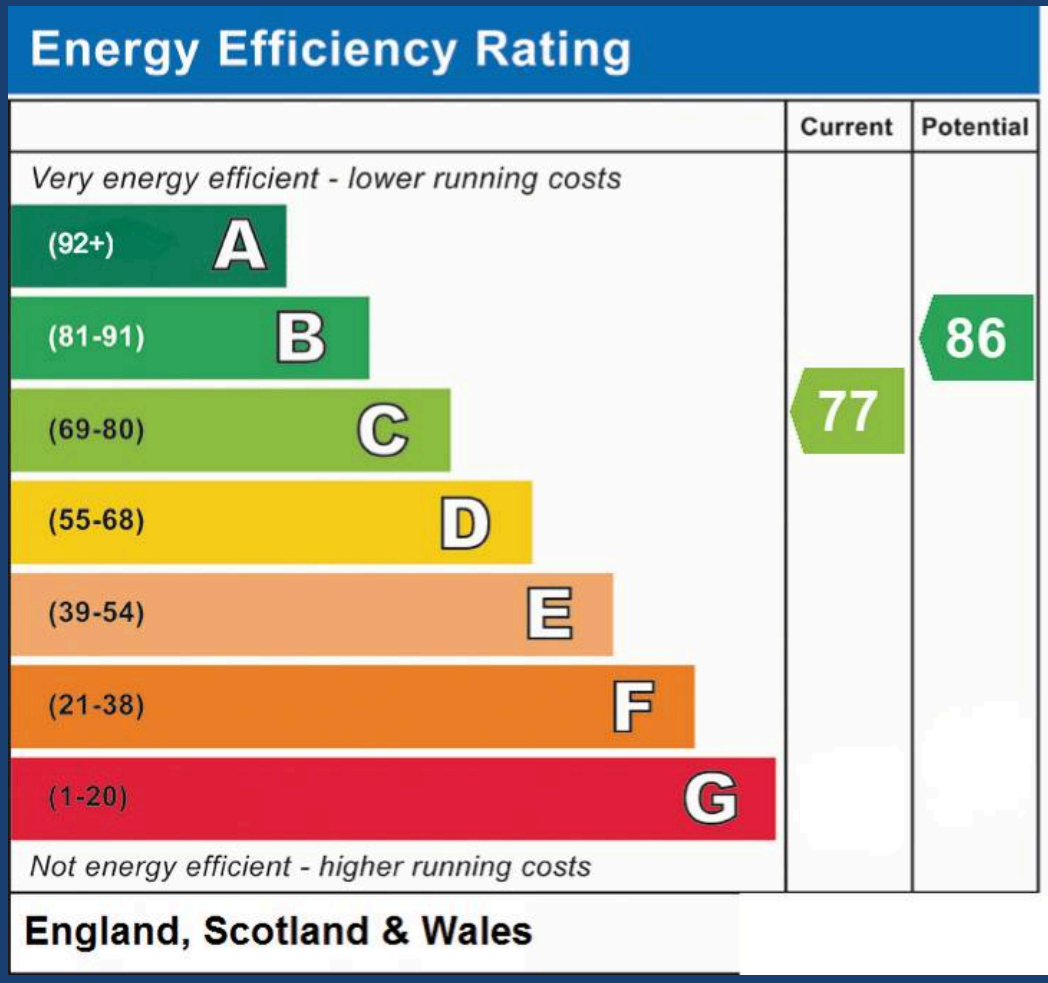
GROUND FLOOR
APPROX. FLOOR
AREA 568 SQ.FT.
(52.7 SQ.M.)

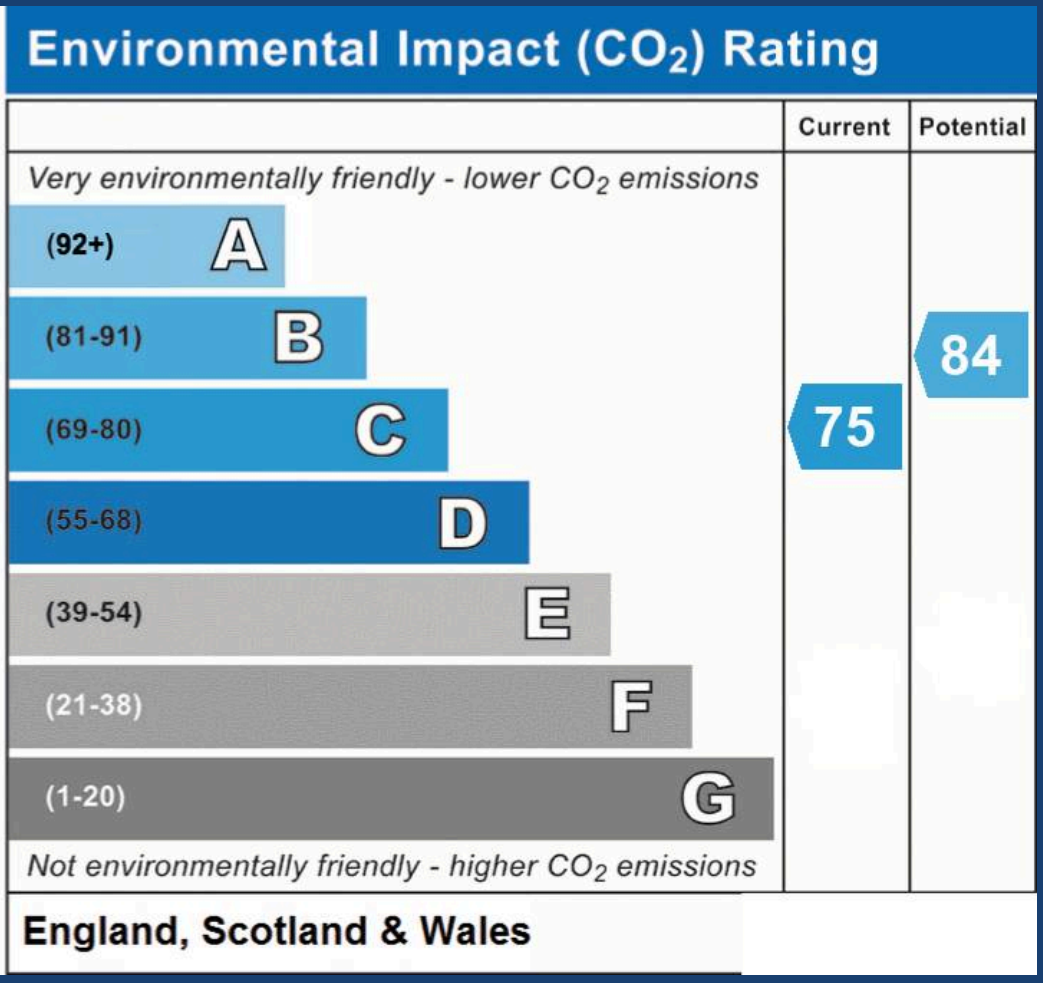
1ST FLOOR
APPROX. FLOOR
AREA 463 SQ.FT
(43.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1031 SQ.FT. (95.8 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only
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