



**Silvermede Road, Wynyard, Billingham, TS22 5FR**

**welcome to**

## **Silvermede Road, Wynyard Billingham**

This beautiful three storey town house offers spacious accommodation throughout, ideal for family living and those who like to entertain. Outside there are lawned gardens to the front and rear, with block paved driveway leading to the single garage. OFFERED WITH NO ONWARD CHAIN.

### **Entrance Hall**

Entered via double glazed door to front, understairs storage area, stairs to first floor and radiator.

### **Cloakroom**

Fully tiled, low level low flush WC, wash hand basin with mixer tap and extractor fan.

### **Kitchen/ Diner/ Lounge**

33' 4" x 17' 2" ( 10.16m x 5.23m )

Open plan, with the kitchen to the front, dining area in the middle and the lounge area to the rear, two double glazed windows to the front, bi-fold doors to the rear, kitchen with built in electric oven, microwave, gas hob with extractor over, built in fridge/freezer, integrated dishwasher, inset 1 1/2 sink with mixer tap and grooved drainer, extractor fan, part tiled walls, under counter spotlights, upgraded tiling to floor and built in storage cupboard housing wall mounted boiler.

### **First Floor Landing**

Double glazed windows to side and front, built in storage cupboard and radiator.

### **Bedroom 1**

10' 8" x 9' 9" (to front of wardrobes) ( 3.25m x 2.97m (to front of wardrobes) )

Double glazed window to rear, sliding fitted wardrobes and radiator.

### **En-Suite**

Walk in shower, wash hand basin with mixer tap on vanity unit, low level low flush WC, built in storage cupboard, chrome heated towel rail, tiled flooring, part tiled walls, spotlights, extractor fan and double glazed window to rear.

### **Bedroom 2**

9' 9" x 8' 3" ( 2.97m x 2.51m )

Two double glazed windows to front and radiator.

### **Second Floor Landing**

Loft access, double glazed window to side, radiator, built in storage cupboard housing Potterton boiler.

### **Bedroom 3**

12' 5" Maximum measurements x 9' 3" Restricted Head Height ( 3.78m Maximum measurements x 2.82m Restricted Head Height )

Double glazed window to rear and radiator.

### **Bedroom 4**

13' 5" x 8' 9" (Maximum) ( 4.09m x 2.67m (Maximum) )

Two double glazed windows to front, built in storage cupboard and radiator.

### **Bathroom**

Double glazed window to rear, panelled bath with central mixer tap and hand held shower, wash hand basin on vanity unit, low level low flush WC, spotlights, extractor fan, tiled floor, part tiled walls and chrome heated towel rail.



## Externally

### Front Garden

Lawned garden to front, block paved driveway leading to single garage.

### Rear Garden

Good sized enclosed garden, larger than average, lawned area and patio area.

### Single Garage

With up and over door, power and lighting.



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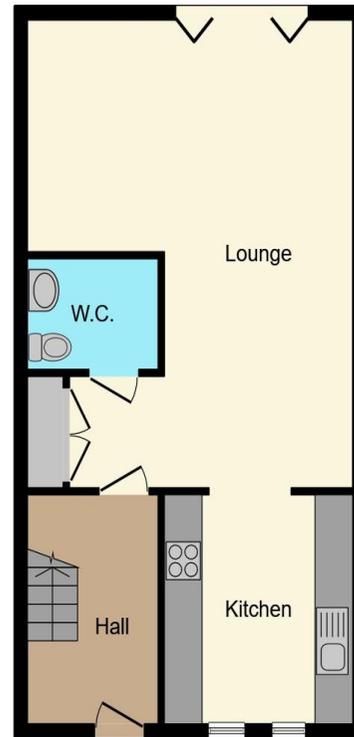
welcome to

## Silvermede Road, Wynyard Billingham

- OPEN PLAN LOUNGE/DINER/KITCHEN
- MASTER BEDROOM WITH EN-SUITE
- ENCLOSED LARGER THAN AVERAGE REAR GARDEN
- BLOCK PAVED DRIVEWAY AND GARAGE
- THREE STOREY

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

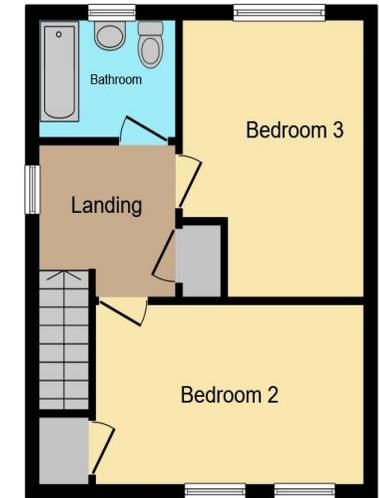
offers in excess of  
**£250,000**



Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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Property Ref:  
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**01642 555888**



[Billingham@mannersandharrison.co.uk](mailto:Billingham@mannersandharrison.co.uk)



2 Town Square, BILLINGHAM, Cleveland, TS23 2LY



[mannersandharrison.co.uk](https://mannersandharrison.co.uk)

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