





Wynyard Road,Wolviston Billingham TS22 5LQ

manners & harrison

welcome to

Wynyard Road, Wolviston Billingham

Impressive five-bedroom semi-detached home with spacious lounge, dining room, kitchen, utility and downstairs WC. Two bedrooms benefit from en-suites, alongside a family bathroom. Enclosed rear garden and on-street parking.

Entrance Porch
Double glazed door, tiled flooring and inner door to the hallway.

Entrance Hall
Stairs to first floor, wooden flooring, radiator and double glazed window to the front.

Lounge
Inglenook fireplace with log burner. Radiator. Double glazed French doors and window to rear.

Dining Room
Gas fire and surround. Radiator. Wood effect flooring. Double glazed French doors and window to the rear.

Kitchen
A range of white gloss wall and base units, with 1 1/2 stainless steel sink and drainer with mixer tap. Built in oven and grill with gas hob and extractor over. Plumbing for a dishwasher. Tile effect flooring. Space for dining table. Double glazed window to the front.

Utility Room
Plumbing for a washing machine. Laminate flooring. Double glazed door to the rear.

Landing
Balcony. Two skylight windows. Stairs to bedrooms 3 & 4.

Bedroom 1
Built in robes. Radiator. Double glazed window to the front.

En Suite
Corner bath. Curved shower cubicle. Pedestal wash hand basin. Low level WC. Part tiled walls. Laminate flooring. Double glazed window to the rear.

Bedroom 2
Radiator. Double glazed window to the rear.

Bedroom 3
Radiator and double glazed window to the rear.

En Suite
Corner shower cubicle. Pedestal wash hand basin. Low level WC. Laminate flooring. Loft access.

Bedroom 4
Radiator and skylight window.

Bedroom 5
Restricted head height, eaves storage, skylight window and radiator.

Bathroom/Wc
Bath with shower over, pedestal wash hand basin, low level wc, laminate flooring and radiator. Slight restricted head height.

Externally
Rear Garden
Mature garden with a range of plants, trees and shrubbery. Pergola and patio areas.

Double Length Garage
On street parking.

Double Length Garage
On street parking.









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welcome to

Wynyard Road, Wolviston Billingham

- SEMI-DETACHED FAMILY HOME
- FIVE BEDROOMS WITH TWO EN SUITES
- ACCOMMODATION OVER TWO FLOORS
- REAR GARDEN
- DOUBLE LENGTH GARAGE

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

£450,000



Total floor area 231.7 m² (2,494 sq.ft.) approx

This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
BIL109616 - 0004

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