

ROSE GARDEN LANE, WYNYARD, TS22 5WA



- ▲ Incredibly Stylish, Modern, Contemporary Countryside Built 'The Oakham' Design Detached House
- ▲ Very Competitive Price Tag & a Chain Free Sale
- ▲ Wonderfully Positioned on the Executive Wynyard Development
- ▲ Garage & Plenty of Useful Car Parking Space

- ▲ Four Bedrooms (Four Good Size Double & One Roomy Single)
- ▲ Two Super-Smart Bathroom & Shower Room
- ▲ Fabulous Open Plan Living/Eat-In Kitchen with Fabulous Modern Units & Built-In Appliances
- ▲ Font Lounge, Downstairs WC & Utility Room

£395,000

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Designed with today's families in mind, this lovely, extremely stylish, modern contemporary Countryside 'The Oakham' detached house is perfect if you are looking for a ready to move in property and is offered for sale with a simple chain free sale.

The exclusive Wynyard location is great and this one, has a fantastic open plan kitchen/living/diner and generous rear garden.

In brief, the accommodation comprises entrance hall, cosy front living room, large open plan living/eat-in kitchen fitted with stunning modern contemporary style units and built-in appliances, there is a useful utility room and downstairs WC.

The first floor has four bedrooms, master bedroom with shower room en-suite and modern family bathroom.

TO VIEW: Tel: 01642 955140
10 Town Square, Billingham, TS23 2LY

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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.

AGENTS REF: - MH/LS/BIL220718/14092026

Council Tax Band: F **Tenure:** Freehold

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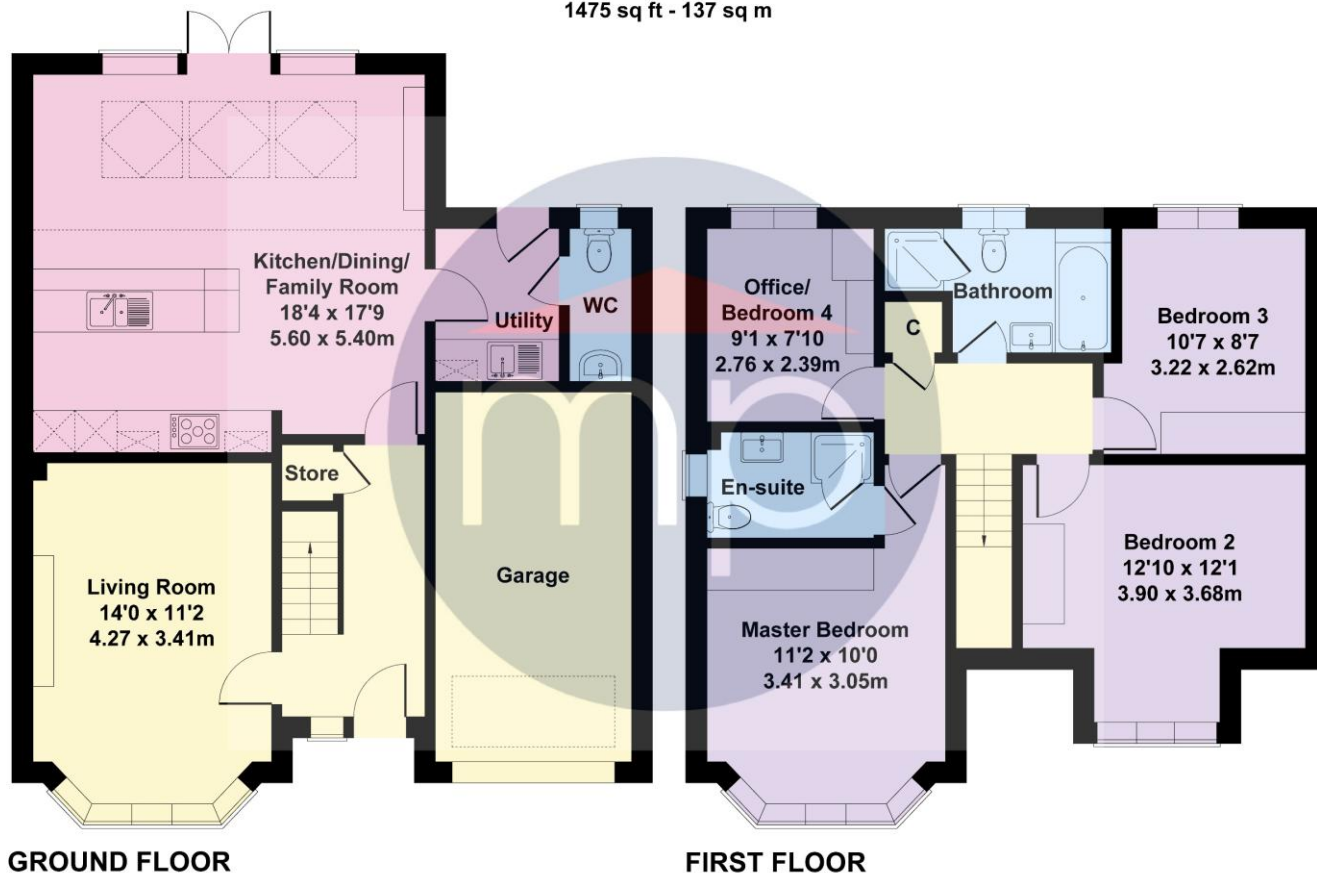


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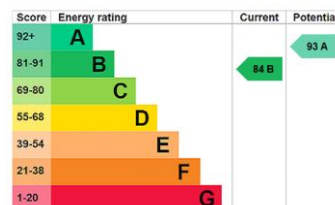
Rose Garden Lane

Approximate Gross Internal Area
1475 sq ft - 137 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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