

LIPWOOD WAY, WYNYARD, TS22 5UG



- ▲ Incredibly Family Friendly
- ▲ Charles Church Built, 'The Marlborough' Design, Detached House

- ▲ Four Double Bedrooms
- ▲ Two Bath/Shower Rooms
- ▲ Detached Garage
- ▲ CHAIN FREE Sale

£324,500

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This incredibly family friendly, excellent condition, Charles Church built, 'the Marlborough' design detached house, has four double bedrooms, two bath/shower rooms, detached garage and is a chain free sale. It is decorated in neutral tones, and all flooring, curtains, blinds and light fittings are included in the sale, making it a ready to move into property.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay to a spacious entrance hall with under stairs storage cupboard, staircase to the first floor with oak topped banister, radiator and thermostatic heating control.

LIVING ROOM - 4.85m x 3.63m (15'11" x 11'11")
With radiator.

DINING ROOM - 3.1m x 2.7m (10'2" x 8'10")
With radiator.

CLOAKROOM/WC - Fitted with a white two-piece suite comprising wash hand basin with tiled splashback and mixer tap, dual flush WC, radiator, vinyl flooring and electric extractor fan.

KITCHEN/BREAKFAST/FAMILY ROOM - 8.53m x 3.1m (28' x 10'2")

With a range of modern high gloss wall, drawer, and floor units with complementary work surface, built-in double oven and grill, four ring gas hob with brushed steel splashback and electric extractor hood over, integrated under counter fridge, freezer and dishwasher, stainless steel sink with mixer tap and drainer, LED downlights, two sets of French doors, two radiators and woodgrain effect vinyl flooring.

UTILITY - With high gloss floor units and work surface, wall mounted combination boiler, built-in washing machine and space for tumble dryer, vinyl flooring and composite door to the side aspect.

FIRST FLOOR

LANDING - With access to the loft and two large storage cupboards.

MASTER BEDROOM - 3.96m x 3.7m (13' x 12'2")
Light front aspect large double bedroom (currently arranged with a king size bed), radiator and thermostatic heating control.

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

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EN-SUITE - Fitted with a modern three-piece suite comprising fully tiled double shower cubicle with glass sliding door and shower over, wash hand basin with mixer tap and dual flush WC both with half height splashback tiling, woodgrain effect vinyl flooring, towel rail and electric extractor fan.

BEDROOM TWO - 3.96m x 2.64m (13' x 8'8")

Double bedroom with radiator.

BEDROOM THREE - 3.96m x 3.7m (max) (13' x 12'2" (max))

Light front aspect large double bedroom (currently arrange with a king size bed). Radiator.

BEDROOM FOUR/STUDY - 3.96m x 2.64m (13' x 8'8")

Double bedroom with radiator.

LARGE FAMILY BATHROOM - Fitted with a modern four-piece suite comprising fully tiled double shower cubicle with glass sliding door and electric shower over, panelled bath with mixer tap, wash hand basin with mixer tap and dual flush WC all with half height splashback tiling, woodgrain effect vinyl flooring, towel rail and electric extractor fan.

EXTERNALLY

GARDENS, PARKING & GARAGE - To the front there is a lawned garden with a front hedge and flower borders and a flagstone level access pathway to the entrance door. The generous rear garden has a large lawn area surrounded by shrub, climber and flower borders providing a pleasant feeling of privacy, a flagstone patio area and gravelled pathway leading to a second seating area. Outside tap. Side gated access leads to the double width block paved driveway which leads to the detached garage with up and over 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.

AGENTS REF: - MH/LS/BIL250376/03122025

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

TO VIEW: Contact our Billingham office on

Tel: **01642 955140**



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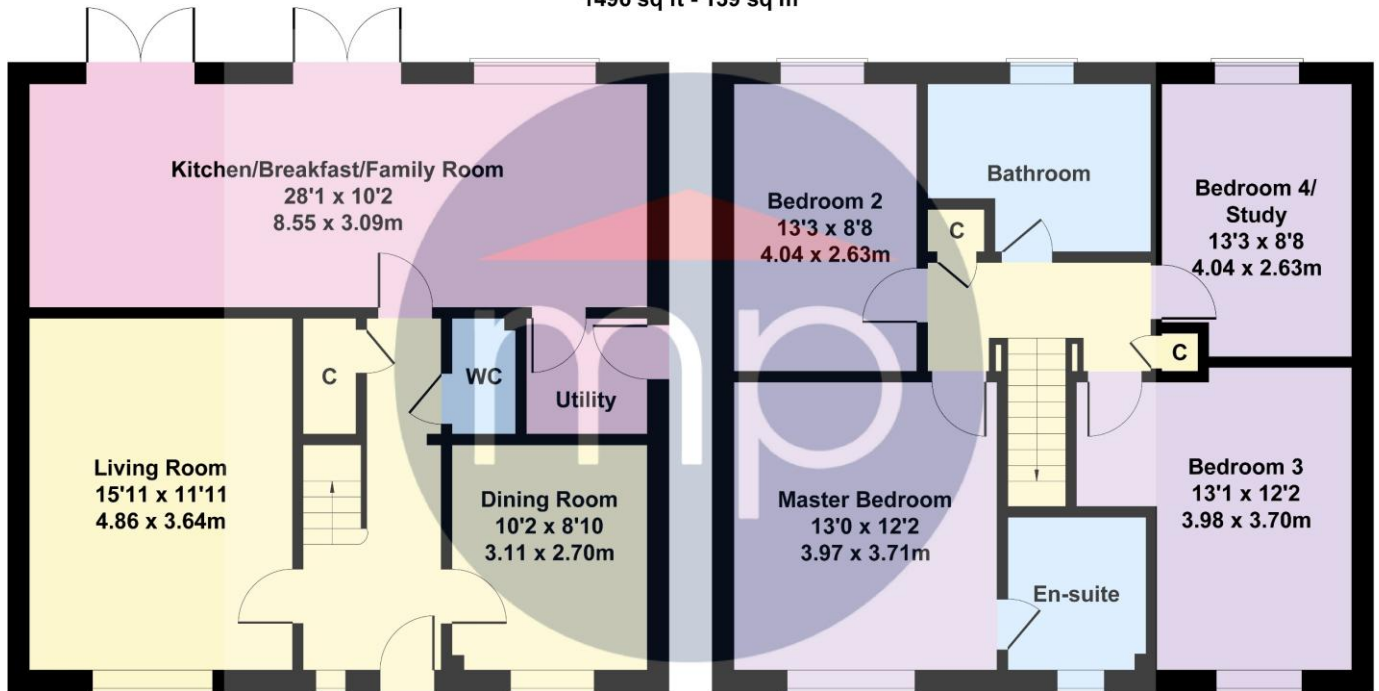


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Lipwood Way

Approximate Gross Internal Area
1496 sq ft - 139 sq m



Not to Scale. Produced by The Plan Portal 2025
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