

CHESTER BURN ROAD, WYNYARD, TS22 5UF



- ▲ Meticulously Kept, Well Presented Modern Style Detached House with Three Bedrooms
- ▲ Charles Church Built 'The Derwent' Design Detached House
- ▲ Fabulously Positioned in a Cul-De-Sac Position
- ▲ Spacious & Incredibly Family Friendly Layout

- ▲ Driveway & Garage
- ▲ Front Lounge & Modern Kitchen/Diner
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Central Heating with a Quality Gas Boiler
- ▲ Master Bedroom has Modern & Modern Shower Room En-Suite
- ▲ Two Further Bedrooms & Modern White Bathroom Suite

£240,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Not only does this meticulously kept Charles Church Built 'The Derwent' designed detached have three bedrooms and two bath/shower rooms but it is set in a cul-de-sac position and is close to local amenities.

The layout is incredibly family friendly and comprises entrance hall with a handy downstairs toilet, front lounge and modern kitchen/diner with modern style units. The first floor has the master bedroom with shower room en-suite, two further roomy bedrooms and family bathroom with a super-smart modern white suite.

Other notable attractions include a garage, driveway, central heating with a quality gas boiler and UPVC double glazed windows and exterior doors.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with glass inlay to a spacious entrance hall with radiator, deep under stairs storage cupboard and staircase to the first floor.

LIVING ROOM - 3.94m x 3.73m (12'11" x 12'3")
With radiator.

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

KITCHEN DINER - 5.5m x 2.87m (18'1" x 9'5")
Fitted with a range of modern high gloss wall, drawer, and floor units with complementary work surface, four ring gas hob with brushed steel splashback and brushed steel electric extractor fan over, double oven and grill, integrated fridge freezer and dishwasher, breakfast bar and UPVC double glazed doors open on to the rear garden.

UTILITY ROOM - Fitted with work surface, plumbing for washing machine and dryer, and wall mounted gas combination boiler,

FIRST FLOOR

LANDING - With airing cupboard.

MASTER BEDROOM - 3.94m x 3.28m (12'11" x 10'9")
With radiator.

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

www.michaelpoole.co.uk



CHESTER BURN ROAD, TS22 5UF

EN-SUITE - Fitted with a modern three-piece suite comprising corner shower cubicle with glass shower screen, wash hand basin with mixer tap, dual flush WC, woodgrain effect laminate flooring, towel rail, part tiled walls and electric e extractor fan.

BEDROOM TWO - 2.9m x 2.9m (9'6" x 9'6")

With radiator.

BEDROOM THREE - 2.87m x 2.54m (9'5" x 8'4")

With radiator.

BATHROOM - Fitted with a white three-piece suite comprising panelled bath with mixer tap, wash hand basin with mixer tap, dual flush WC, woodgrain effect laminate flooring, part tiled walls, towel rail and electric extractor fan.

EXTERNALLY

GARDENS, PARKING & GARAGE - The property sits on a corner plot with lawned front garden with mature bush borders and flagstone pathway. Side gated access leads to the rear garden with a couple of well placed flagstone patio areas, lawn and mature bush borders. To the rear there is a driveway and a 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.

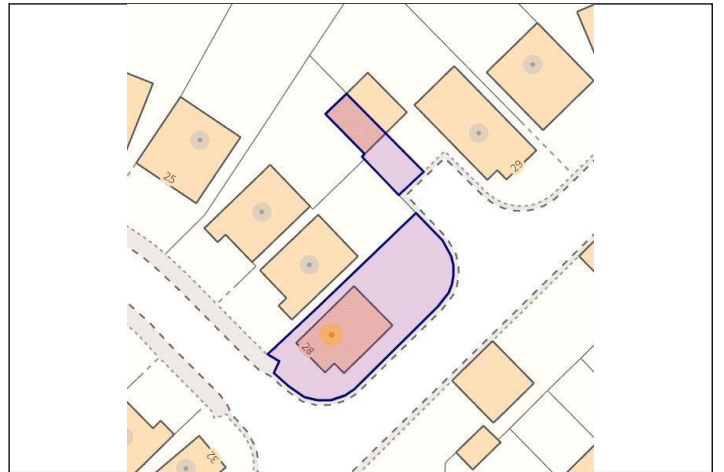
AGENTS REF: - MH/LS/BIL250378/31072025

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Billingham office on
Tel: **01642 955140**

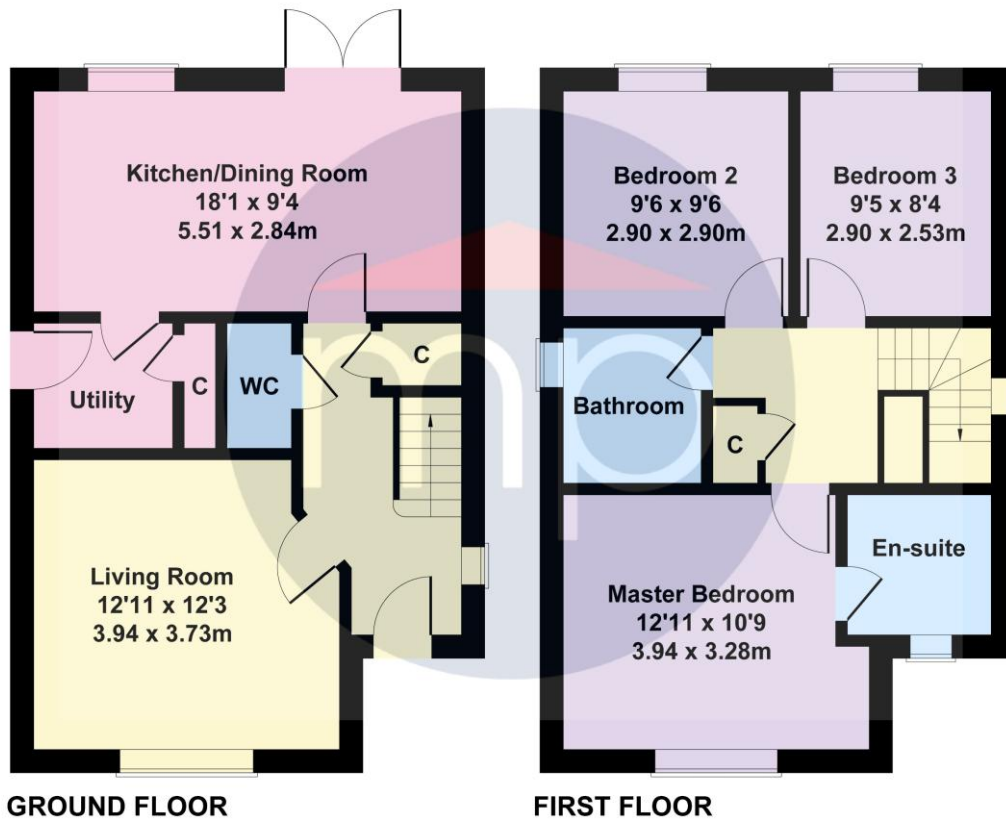


CHESTER BURN ROAD, TS22 5UF



Chester Burn Road

Approximate Gross Internal Area
958 sq ft - 89 sq m



Not to Scale. Produced by The Plan Portal 2025
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.



TO VIEW: Contact our Billingham Office on Tel: **01642 955140**
10 Town Square, Billingham, TS23 2LY