

WYNYARD ROAD, WOLVISTON VILLAGE, BILLINGHAM, TS22 5LQ



- ▲ This Enchantingly Lovely Wolviston Village End Terraced Cottage
- ▲ Not Only Is This A Great Location, But Wynyard Road Is A Particularly Pretty Spot
- ▲ Kitchen/Diner with Oak Units & Built-In Appliances
- ▲ Cosy Front Lounge with Wood Burning Stove

- ▲ Two First Floor Bedrooms & One Second Floor Master Bedroom
- ▲ Bathroom with White Three Piece Suite
- ▲ Combi Boiler & UPVC Double Glazed Windows
- ▲ Generous Front Garden & Private Southerly Facing Rear Courtyard Garden

£250,000

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Exquisitely lovely homes should always be viewed. This Victorian end terrace house falls into this category. It is a magnificent home which is worthy of gracing the front cover of any Lifestyle Magazine.

In brief the wonderful accommodation comprises entrance porch, cosy front lounge with wood burning stove and kitchen/diner with a range of oak units. On the first floor there are two bedrooms and bathroom with a modern four-piece suite. The loft space has been professionally extended and converted to create a master bedroom complete with fitted staircase, two Velux windows and eaves storage.

Outside the home features a generous front garden which means the property is set back from the road and features a large lawn area and mature hedge to add some further privacy. There is a southerly facing rear courtyard garden that has low maintenance in mind and is extremely private so you can enjoy the sun all day (when it is out!).

Other notable features include UPVC double glazed windows, gas central heating with combi, rear awning canopy, oak internal doors and flooring.

GROUND FLOOR

PORCH

With UPVC double glazed door and smart tiled floor.

LOUNGE - 4.8m x 3.89m (15'9" x 12'9")

Oak entrance door with glass inlay to a cosy front lounge with inglenook fireplace and wood burning stove, solid oak flooring and radiator.

KITCHEN DINER DINING AREA - 4.8m (15'9") x 2.7m (8'10") plus Kitchen Area 2.64m (8'8") x 2.13m (7') reducing to 1.4m (4'7")

Fitted with a range of oak wall and floor units with complementary marble effect work surfaces, ceramic sink with mixer tap over and four ring gas hob with white tiled splashback and brushed steel electric extractor fan over. Integrated items include a SMEG electric oven and fridge freezer. Plumbing for washing machine and two radiators.

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FIRST FLOOR

LANDING

With LED lighting.

BEDROOM TWO - 4.65m (15'3") into alcoves x 2.97m (9'9")

With radiator.

BEDROOM THREE - 3.35m (11') reducing to 1.3m (4'3") x 2.72m (8'11") reducing to 1.73m (5'8")

With radiator.

BATHROOM

Modern white four-piece suite comprising panelled bath with mixer tap, showerhead over and shower screen, shower cubicle, wood vanity sink unit mixer tap over and WC. Part tiled walls, LED downlights, tiled floor and art deco style radiator.

SECOND FLOOR

BEDROOM ONE - 4.85m (15'11") with reduced head height x 3.78m (12'5")

Professionally converted loft room with radiator, eaves storage and two Velux windows.

EXTERNALLY

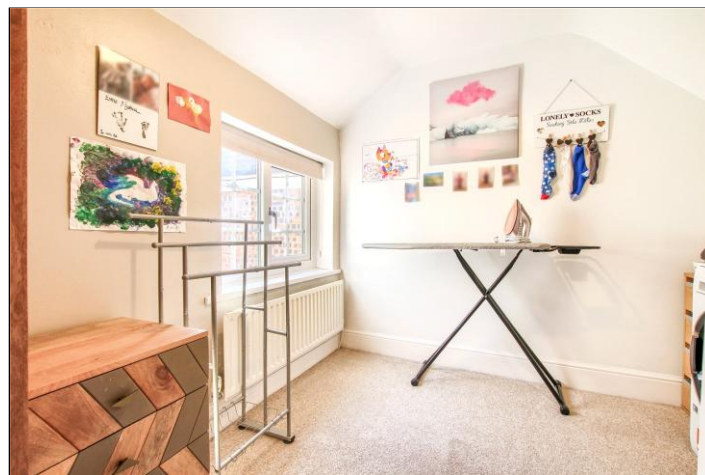
GARDENS

To the front there is a generous garden with wrought iron gate, lawn, concrete pathway leading to the front door, two vegetable patches, mature hedge and slate patio area. To the rear there is an extremely private garden with a southerly facing aspect and featuring a raised timber decked area, retractable awning canopy, further flagstone patio area, outside power point, outside tap and the original wall from when the farmhouse was next door.

AGENTS REF: - MH/LS/BIL260164/09042026

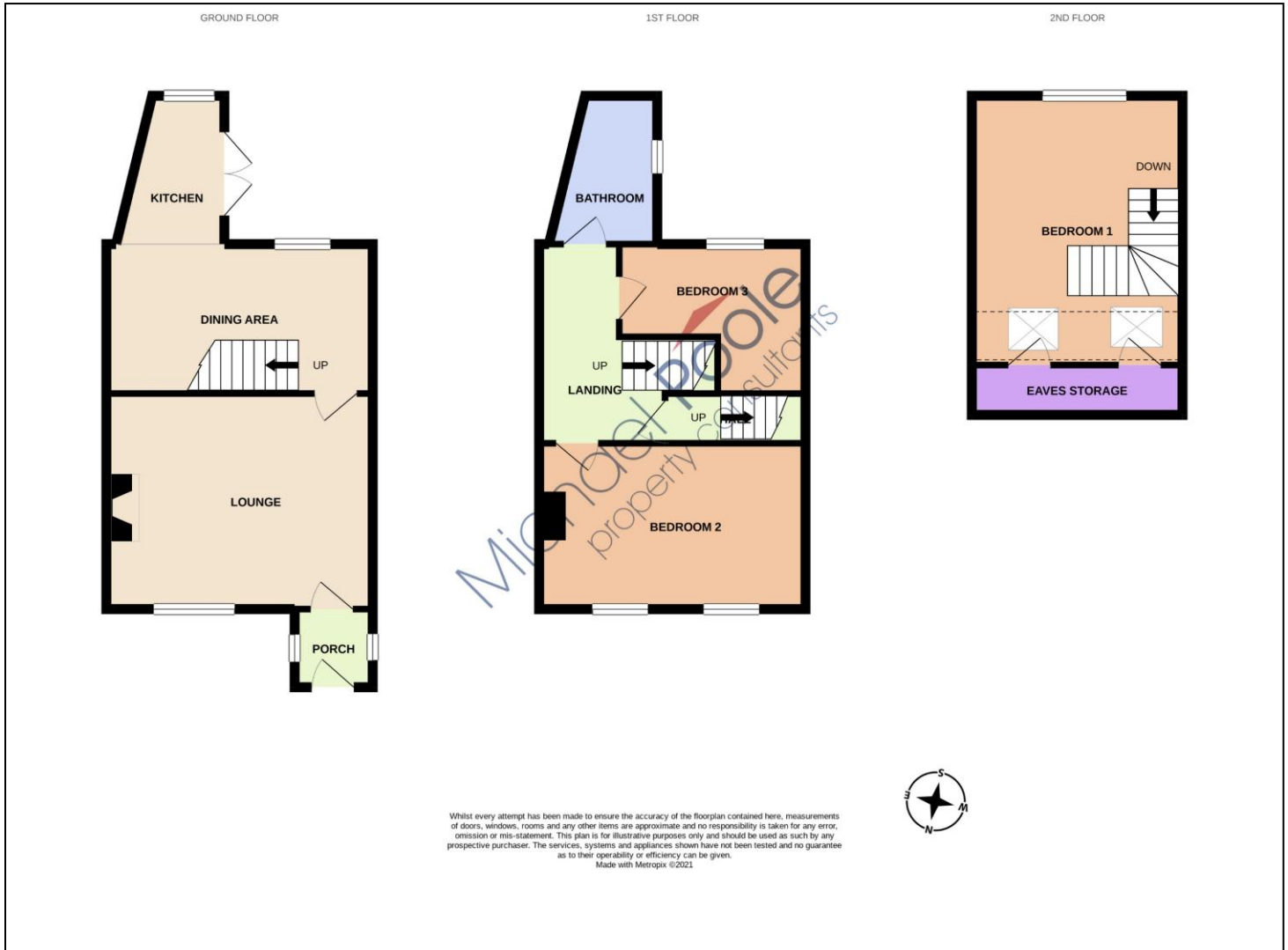
Council Tax Band: D **Tenure:** Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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