

ROSE VALE, WYNYARD, TS22 5FJ



- ▲ Superb Example of an Extremely Modern Detached House
- ▲ Positioned on a Generous Plot with Open Farmers Field to the Side
- ▲ Popular Story Homes Built 'Mayfair' Design
- ▲ Really Lovely Cul-De-Sac Position
- ▲ Five Double Bedrooms & Three Bath/Shower Rooms

- ▲ Beautifully Presented Landscaped Rear Garden with Large Porcelain Patio & Gazebo
- ▲ Block Paved Driveway with Extra Parking in Front
- ▲ Integrated Double Garage
- ▲ Open Plan Well Equipped Modern Kitchen/Diner with Built-In Appliances
- ▲ Rear Lounge & Study

£485,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



This Fantastic five bedroom 'Mayfair' designed Story Homes detached is quietly tucked away in a lovely cul-de-sac and is on possibly one of the best plots on the estate. Due to its position, it benefits from extra parking space with an extended block paved drive and has open farmers field to the side of the property.

The neat, organised, and stylish interior comprises spacious entrance hall, cloakroom/WC, rear lounge study, utility room with access to the double garage and a modern, well equipped open plan kitchen/diner with built-in appliances and bi-fold doors marrying up the inside to the out.

The first floor has five double bedrooms (master bedroom & bedroom two with stunning en-suites) and a fabulous four piece family bathroom.

Outside, there is sizable rear garden with large patio area and lawn area.

As you'd expect from such a modern place, all the fixtures and fittings are bang up to date with UPVC windows, gas central heating, outside power, oak internal door and has access to the Wynyard Estate facilities.

TO VIEW: Tel: 01642 955140

10 Town Square, Billingham, TS23 2LY

www.michaelpoole.co.uk



ROSE VALE, TS22 5FJ

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/BIL260348/19082026

Council Tax Band: G **Tenure:** Freehold

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



ROSE VALE, TS22 5FJ



ROSE VALE, TS22 5FJ

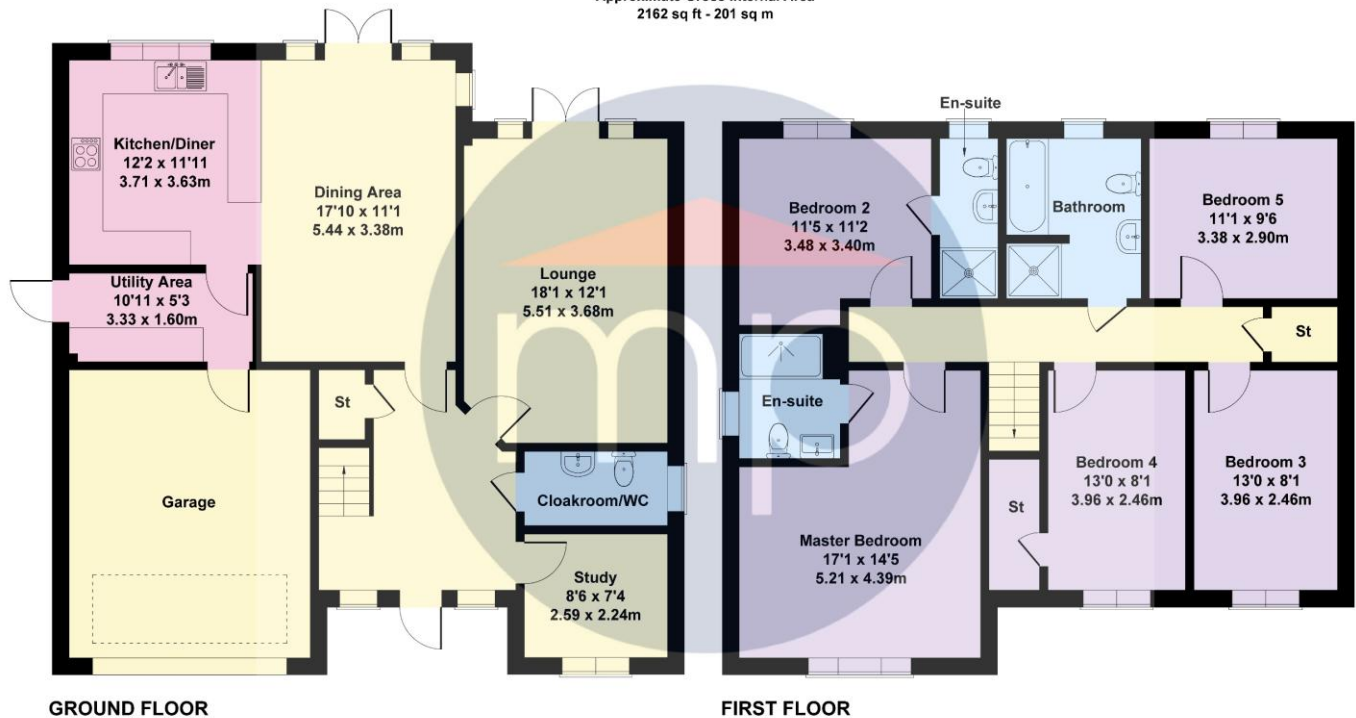


ROSE VALE, TS22 5FJ



Rose Vale

Approximate Gross Internal Area
2162 sq ft - 201 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.



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

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions