

## BREYDON CLOSE, WYNYARD, TS22 5UH



- ▲ Well Presented Modern Style Detached House with Five Bedrooms
- ▲ Offered to the Market with a CHAIN FREE Sale
- ▲ Charles Church 'Marylebone' Design House
- ▲ Fabulous Good Size South Facing Rear Garden
- ▲ Spacious & Incredibly Family Friendly Layout
- ▲ Block Paved Driveway & Detached Double Garage
- ▲ Front Lounge, Modern Kitchen/Diner & Utility Room
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Central Heating with a Quality Gas Boiler
- ▲ Bedroom One with Modern Shower Room En-Suite
- ▲ Three Further Bedrooms, Roomy Single & Super-Smart Modern White Bathroom Suite

**£350,000**

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Superbly positioned in a cul-de-sac position with a directly south facing rear garden and is offered to the market with a simple CHAIN FREE sale.

This Charles Church built 'Marylebone' design detached house is very family friendly with five bedrooms.

The home comprises entrance hall, spacious lounge, study and open plan kitchen/diner with modern units. The first floor has a large landing, bedroom one with modern en-suite, three further double bedrooms, roomy single and family bathroom with four-piece suite.

Outside there is a front garden overlooking a green area, and rear garden with patio area.

Other features including gas central heating, UPVC double glazing, driveway for a number of cars and detached double garage.

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

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**SERVICES** - We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

**AGENTS REF:** - MH/LS/BIL260385/17082026

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

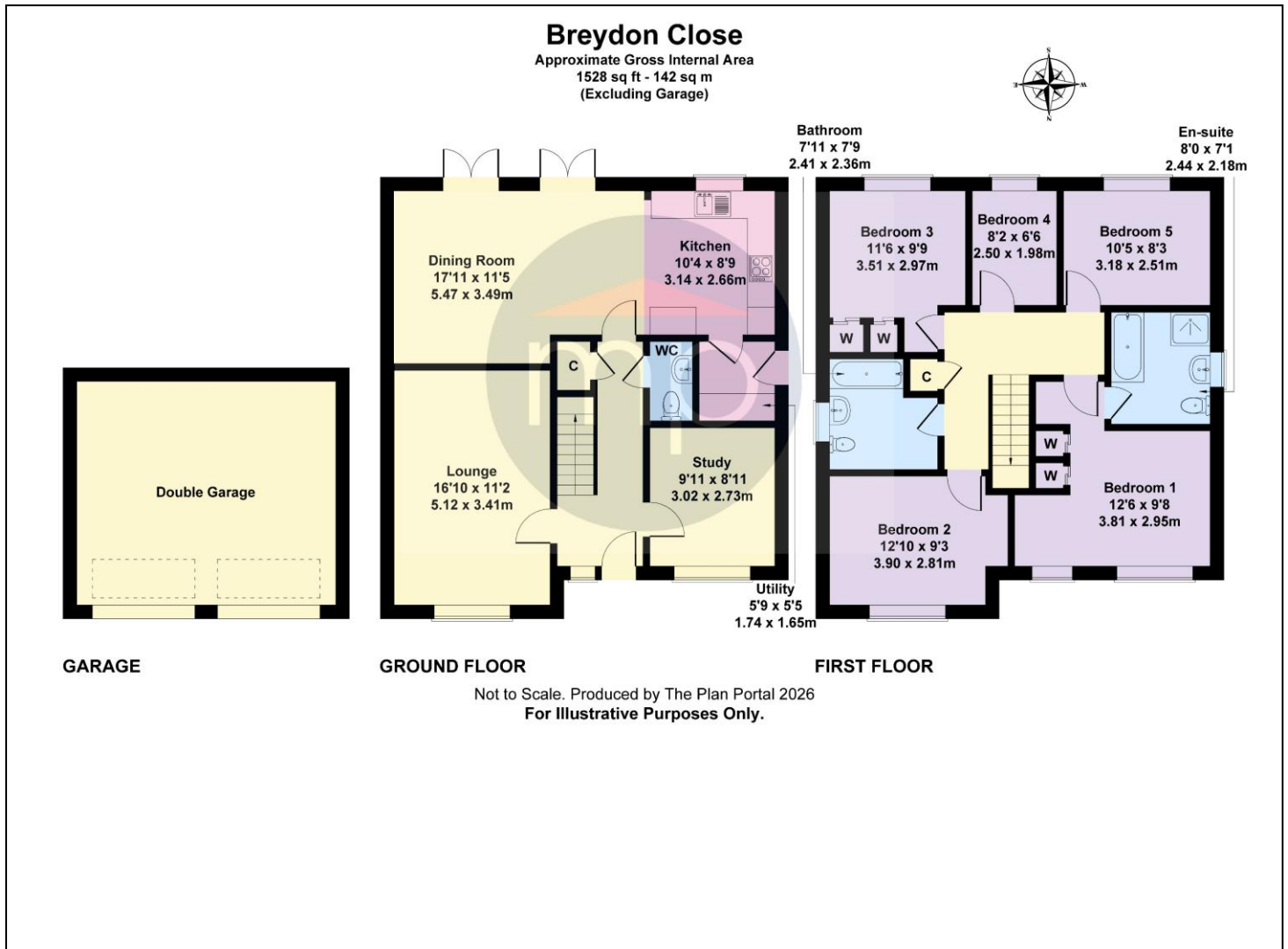
**TO VIEW:** Contact our Billingham office on Tel: 01642 955140





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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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             | 100 A   | 100 A     |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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