



PH ESTATE AGENTS



## 5 Wynyard Road

Wolviston, Billingham, TS22 5LQ

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## ENTRANCE PORCH

3' x 4'8 (0.91m x 1.42m)

Welcome to this charming home that greets you with an inviting oak external door, leading into a cosy entrance porch. The porch features a small uPVC side window and tastefully neutral painted walls.

## RECEPTION ROOM

13' x 15'1 (3.96m x 4.60m)

Step into the spacious reception room at the front of the house, a perfect space for family gatherings. This room boasts a double-glazed UPVC window, a central heating radiator, and elegant solid oak wood flooring for easy maintenance. For added warmth, a delightful wood-burning stove serves as a focal point.

## KITCHEN DINER

9' x 14'4 (2.74m x 4.37m)

The heart of the home, the kitchen diner, is beautifully fitted with a range of oak base, wall, and drawer units, complemented by marble-effect work surfaces. It includes a stylish ceramic sink with a mixer tap, a four-ring gas hob with white tiled splashback, and a brushed steel electric extractor fan. Integrated appliances include a SMEG electric oven and a fridge freezer. There's plumbing for a washing machine and two

central heating radiators. The kitchen diner also offers ample space for a dining table, perfect for family meals, and features French doors that open out to the rear courtyard garden. A uPVC double-glazed window provides a lovely view of the garden area.

## LANDING

The landing is carpeted and provides access to the two bedrooms and family bathroom and to the staircase to the top floor

## BEDROOM ONE

10' x 14'9 (3.05m x 4.50m)

Bedroom One is located at the front of the house and features two double-glazed uPVC sash windows with central heating radiators beneath each. The room is finished with carpeting and neutral painted walls.

## BEDROOM TWO

6'x 10'10 (1.83mx 3.30m)

The second bedroom has neutral decor and carpeting and ready for the new homeowner's personal touch. It includes uPVC double-glazed sash windows overlooking the rear garden and a large central heating radiator.

## FAMILY BATHROOM

9' x 8'4 (2.74m x 2.54m)

The family bathroom is modern and stylish, featuring a white three-piece suite comprising a panelled bath with a mixer tap with overhead shower with a shower screen, and a wood vanity unit with sink inset and WC. The bathroom is partially tiled, with LED downlights, a tiled floor, and an art deco-style radiator. The boiler is conveniently housed here as well.

The front of the house is set back, featuring a generous garden with a wrought iron gate, a lawn, a concrete pathway leading to the front door, and bordered shrubbery with a Willow tree, mature hedging, and a slate patio area. The rear of the property boasts an extremely private courtyard garden with a raised timber decking area, ideal for al fresco dining, a flagstone patio, an outside power point and an outdoor tap.

## BEDROOM THREE

16 x 12'2 (4.88m x 3.71m)

Bedroom three, located on the top floor, is a professionally converted loft room that offers central heating and the added benefit of eaves storage. This bright and airy space features two Velux windows along with sash uPVC windows to the rear, allowing an abundance of natural light.

## EXTERNAL



## Road Map



## Hybrid Map



## Terrain Map



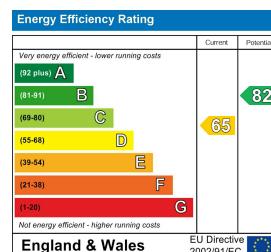
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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