Wynyard Road, TS25 3LQ
3 Bed - House - Semi-Detached
Asking Price £90,000

Council Tax Band: A
EPC Rating: C
Tenure: Freehold

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SWEET

Wynyard Road, TS25 3LQ

*** REDUCED *** A well presented and deceptively spacious three bedroom house positioned close to local amenities, schools and main commuter routes. The spacious and versatile layout will certainly appeal to a variety of potential buyers and viewing comes strongly recommended. With the accommodation briefly comprising of: entrance hallway, open plan lounge and dining area and a well fitted modern kitchen. To the first floor there are three double bedrooms and modern white and chrome shower room. Externally the enclosed rear garden is mainly laid to lawn with well stocked borders and secure storage. The property also benefits from uPVC double glazing throughout, up to date gas central heating and cavity wall insulation; the solar panels are leased.

GROUND FLOOR

ENTRANCE HALLWAY
uPVC double glazed glass panelled door, uPVC double glazed window, staircase to first floor landing, radiator.

OPEN PLAN LOUNGE / DINING AREA

DINING AREA
11' x 9'6 (3.35m x 2.90m)
uPVC double glazed window to front, radiator, arch through to lounge.

LOUNGE
14'7 x 12'7 (4.45m x 3.84m)
uPVC double glazed bay window to front, radiator.

KITCHEN
10'8 x 8' (3.25m x 2.44m)
Fitted with a range of modern white high gloss wall, base and drawer units with contrasting worktops, inset sink and drainer, electric hob with illuminating extractor and fan assisted oven, plumbing for washing machine and dryer, space for fridge and freezer, uPVC double glazed window, uPVC double glazed glass panelled door opening onto the rear garden.

FIRST FLOOR

LANDING
uPVC double glazed window, loft access, storage cupboard.

BEDROOM 1
14'6 x 10'6 (4.42m x 3.20m)
uPVC double glazed window to front, fitted wardrobes, radiator.

BEDROOM 2
11' x 8'10 (3.35m x 2.69m)
uPVC double glazed window to front, radiator.

BEDROOM 3
9'11 x 6'11 (3.02m x 2.11m)
uPVC double glazed window, radiator.

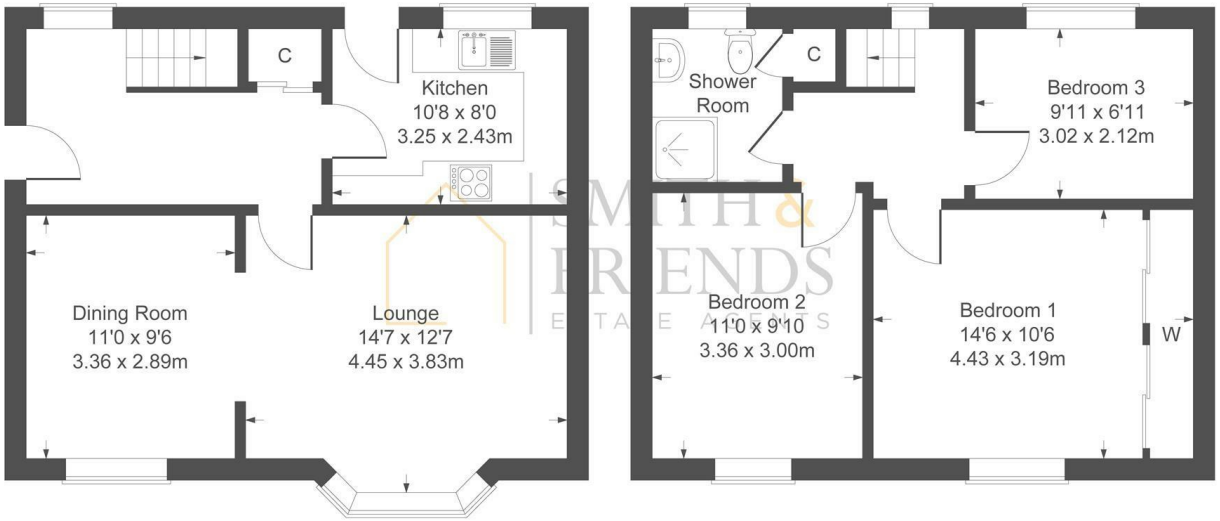
SHOWER ROOM/WC
White and chrome suite with corner shower and wall mounted thermostatic shower, wash hand basin with vanity storage and low level WC; uPVC double glazed window, radiator.

EXTERNALLY
The enclosed rear yard is mainly laid to lawn, with well stocked borders and secure storage.

NB
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

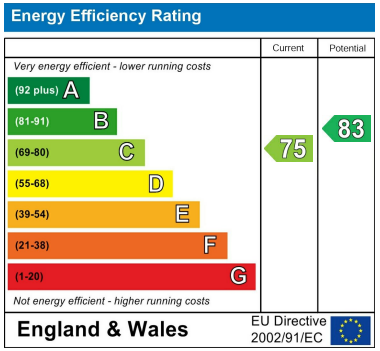
Wynyard Rd

Approximate Gross Internal Area
969 sq ft - 90 sq m



GROUND FLOOR **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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