



****No Chain****

A rarely available 3/4 bedroom semi detached dormer bungalow. This wonderful flexible property situated in the very popular location of Wolviston Village and comprises of entrance porch, hallway, lounge/bedroom, family room, kitchen, conservatory, bathroom/w.c., bedroom 1, landing, bedrooms 2 & 3, 2 hobby areas and cloaks/w.c. There is potential of the upper floor layout to be changed if required. Externally the property has lovely mature gardens to front and rear that are well stocked with a variety of trees, shrubs, bushes and plants. There is ample parking with a single garage to the left hand side of the property. The village of Wolviston is within easy access of the A19 and A689 which provides good commuting links. There is a public house, village store and post office in the village along with a deli, beauticians and hairdressers.

Viewing is highly recommended and please contact Smith & Friends Estate Agents in Stockton.

Wynyard Road, Billingham, TS22 5LJ
3 Bedroom - Bungalow - Semi Detached
O.I.R.O £300,000
EPC Rating: E
Tenure: Freehold
Council Tax Band: D



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Family Room
15'10" x 12'9" (4.85 x 3.91)

Kitchen
17'3" x 10'11" (5.26 x 3.34)

Conservatory
14'7" x 7'1" (4.47 x 2.18)

Lounge/Bedroom
13'10" x 12'9" (4.23 x 3.91)

Bedroom 1
16'1" x 11'10" (4.91 x 3.61)

Bathroom/w.c.
8'10" x 8'4" (2.7 x 2.55)

Bedroom 2
11'6" x 7'8" (3.53 x 2.35)

Bedroom 3
11'7" x 7'7" (3.54 x 2.32)

Hobby Room
14'10" x 5'8" (4.53 x 1.74)

Cloaks/w.c.
17'0" x 5'3" (5.19 x 1.62)

Single Garage
17'4" x 9'3" (5.30 x 2.83)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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. We 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.

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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