



4 bed detached house to buy in

Chester Burn Road, Wynyard, Billingham,
Durham, TS22 5UF

£280,000

 x4  x2  x2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ EPC RATING B
- ✓ FANTASTIC LOCATION
- ✓ OPEN PLAN TO THE REAR
- ✓ MASTER BEDROOM WITH ENSUITE
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

Description

In a fantastic position within this exclusive development this detached residence is approached by a block driveway which will accommodate three cars. The accommodation will be highly suited to the growing family and this includes: An entrance hall, a lounge which is open plan into the dining area with French door to the rear and flowing into the fitted kitchen. There is the convenience of a utility room with access to the rear and into the cloak room / w.c. The first floor offers a landing and the Master Bedroom has a built in storage and is served by an ensuite shower room. The family bathroom is equipped with a modern white suite and the remaining three bedrooms are of a generous size. To the rear there is a garden in a leafy setting and offering a good degree of privacy.

Council Tax Band: E

Tenure: Freehold

Price: £280,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

Accommodation

Ground floor

Living Room

4.82m x 3.37m (15'9" x 11'0")



Dining Room

5.22m x 3.11m (17'1" x 10'2")



Kitchen



Cloak room



Bedroom 1

4.42m x 3.17m (14'6" x 10'4")



En suite



Bedroom 2

3.77m x 2.83m (12'4" x 9'3")



Bedroom 3

2.88m x 2.83m (9'5" x 9'3")



Bedroom 4

2.88m x 2.21m (9'5" x 7'3")

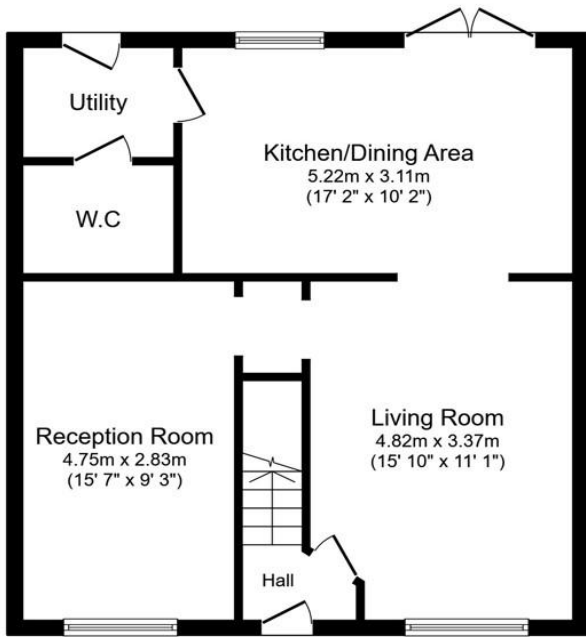


Bathroom



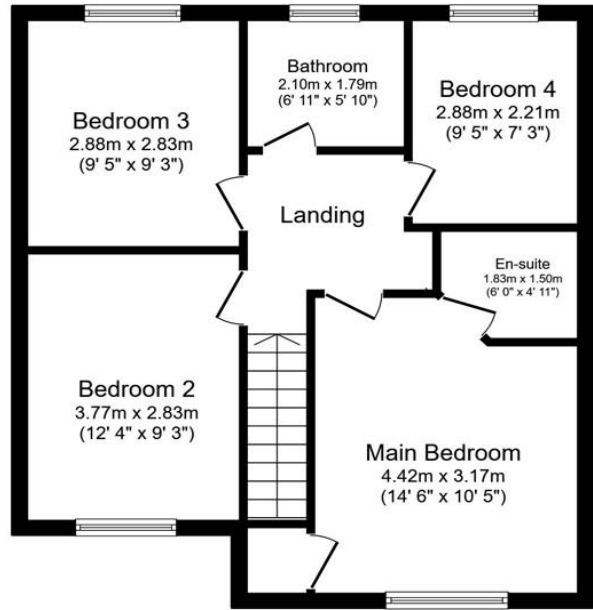
Rear garden





Ground Floor

Floor area 59.5 m² (640 sq.ft.)



First Floor

Floor area 56.4 m² (607 sq.ft.)

TOTAL: 115.9 m² (1,247 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | 93 |
| (81-91) B | | 83 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Chester Burn Road, Wynyard, Billingham, Durham, TS22 5UF

Contact your local branch today for more information on this property:

1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

