



3 bed terraced house to buy in

Stoney Wood Drive, Wynyard, Billingham,
Durham, TS22 5UE

£225,000

 x3  x2  x1

Tenure

Freehold

Double Garage parking

Property features

- ✓ POPULAR LOCATION
- ✓ MODERN LIVING
- ✓ MODERN KITCHEN
- ✓ SPACIOUS LOUNGE
- ✓ EPC Rating B

Key Information

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

Description

Set within the highly sought-after Wynyard Estate, this beautifully presented home offers an outstanding opportunity for the first-time buyer to step onto the property ladder in style, combining modern living with a prime residential setting.

Upon arrival, the property enjoys an attractive frontage with a neat, manageable garden, setting the tone for what lies within. Internally, the ground floor accommodation is both practical and well-appointed, beginning with a welcoming entrance hall, complete with a convenient cloakroom/W.C and staircase rising to the first floor.

The living room is a generous and comfortable space, ideal for relaxing or entertaining, and benefits from a useful under-stairs storage cupboard. To the rear, the home opens into a stylish kitchen and dining area, thoughtfully designed with a range of fitted units and integral appliances, creating a functional yet sociable space. French doors provide a seamless connection to the rear garden, allowing natural light to flood in and enhancing the overall sense of space.

To the first floor, the landing offers an additional storage cupboard, ideal for everyday household needs. The principal bedroom is a well-proportioned retreat, complete with its own en-suite shower room. Two further bedrooms provide flexibility for family living, guests, or home working, while the modern family bathroom serves the remaining accommodation.

Externally, the rear garden has been designed with ease of maintenance in mind, offering a pleasant outdoor space to enjoy throughout the year. Beyond, there is access to a brick-built open garage, which is further enhanced by the addition of an EV charging point—perfect for modern living.

A superb home in a prestigious location, early viewing is strongly advised. Contact our Norton team today to arrange your appointment.

Council Tax Band: D

Tenure: Freehold

Price: £225,000

Property Type: Terraced House

Parking: Double Garage

Heating: Gas

Accommodation

Living Room



Kitchen

4.65m x 2.63m (15'3" x 8'7")



Bedroom 1

2.93m x 2.96m (9'7" x 9'8")



En Suite



Bedroom 2

2.81m x 2.28m (9'2" x 7'5")



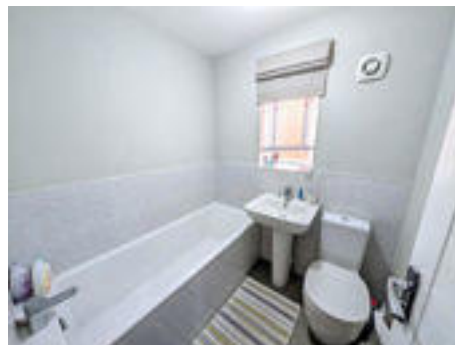
Bedroom 3

2.28m x 1.81m (7'5" x 5'11")



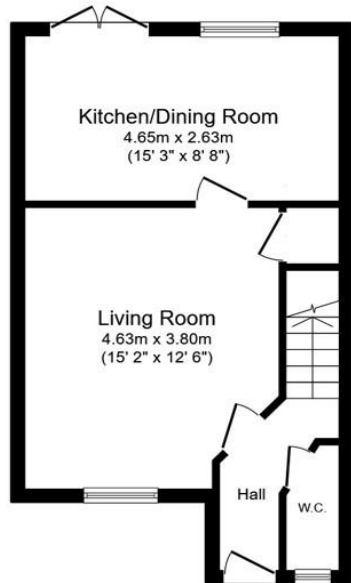
Bathroom

1.80m x 1.69m (5'10" x 5'6")

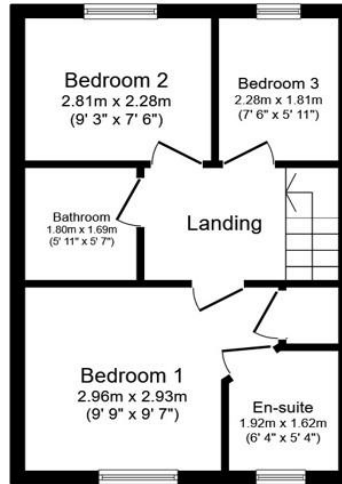


Rear garden





Ground Floor
Floor area 36.4 sq.m. (391 sq.ft.)



First Floor
Floor area 34.0 sq.m. (366 sq.ft.)

Total floor area: 70.4 sq.m. (758 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		96
(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

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

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

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