



GetAnOffer

The Quick Sale Estate Agency Specialists



getanoffer.co.uk are offering this ATTRACTIVELY PRICED PROPERTY from a MOTIVATED seller to buyers that are in a position to purchase relatively quickly. This property has been PRICED to ENCOURAGE a QUICK SALE.

EARLY VIEWING IS HIGHLY RECOMMENDED DUE TO THE PROPERTY BEING PRICED FOR A QUICK SALE.

**Wynyard Woods  
Billingham, TS22 5GJ**

GetAnOffer are pleased to offer for sale this:

- Spacious Detached House Arranged over Four Floors
- Large Entrance Hall with Stairs down to the Basement
- Modern Kitchen/Breakfast Room Leading to the Dining Room
- Lounge
- Three Further Reception Rooms & Cinema Room
- Master Bedroom with En-suite & Dressing Room
- Two Further Bedrooms both with En-suites

**Guide Price £925,000**





Viewings: Strictly by appointment via  
GetAnOffer.co.uk. For further information or to  
arrange a viewing contact us on:  
T: 01903 331031 / 0800 033 7 943  
E: [info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)

**Our Opening Hours are:**  
Monday to Wednesday 8am – 6pm  
Friday 8am – 5pm  
Saturday 9am – 4pm

Under the terms of The Estate Agent Act 1979 it is hereby  
advised that Future Planned Relocation Services Ltd (Get An  
Offer) has a legal interest in this property or is a close  
associate of the seller



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for GetAnOffer. Powered by www.focalagent.com

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**GGO**  
GetAnOffer

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**www.getanoffer.co.uk**

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