



**40 Wilton Castle**  
Wilton Village, TS10 4FB

**£180,000**

**Energy Rating : D**



# 40 Wilton Castle

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## Description

Situated in a charming and fantastically amenable location in the highly sought after village of 'Wilton' is this absolutely stunning 2 bedroom 'Cottage Style' terraced home. This lovely home has aged perfectly, being further enhanced by the current seller whose taste and styling has created a home bursting with traditional features that has been finished with a modern warmth all while keeping in line with the personality of the building. A truly beautiful home that MUST be viewed!!! The property benefits from gas central heating and double glazing, briefly comprising; entrance hall, downstairs cloaks/WC, stunning fitted kitchen and open plan living/dining room. To the first-floor; two spacious double bedrooms and luxury family bathroom/WC. Externally; designated parking space and enclosed rear garden which affords complete privacy.

## Accommodation

### Entrance Hall

Solid wood entrance door to the front, double radiator, laminate flooring, attractive spindle staircase to the first floor and access to the downstairs cloakroom.

### Downstairs Cloakroom/WC

Modern white suite comprising of a push button wc, floating wash hand basin with mixer tap, double radiator, tiled surrounds, laminate flooring and an extractor unit.

### Stunning Fitted Kitchen 9' 1" x 11' 5" (2.77m x 3.48m)

Stunning and quality range of tall, wall and base units incorporating drawers, quartz worktops and co-ordinating upstands. Belfast inset sink unit with mixer tap, integrated dishwasher, integrated washer/dryer, integrated fridge freezer and a concealed gas central heating boiler. Built in electric oven with induction hob and cooker hood over, downlights, laminate flooring and a solid wood double glazed window to the front.

### Open Plan Living/Dining Room 14' 7" x 17' 2" (4.44m x 5.23m)

Warm and cosy room with a particular feature being the electric log effect fire with oak mantle. Double solid wood entrance doors to the rear, useful storage cupboard, two double radiators, laminate flooring and decorative ceiling coving.

## First Floor

### Landing

Attractive spindle balustrade, double radiator, useful storage cupboard and access to the loft space.

### Master Bedroom 10' 0" x 13' 4" (3.05m x 4.06m)

Solid wood double glazed window to the rear, double radiator and quality fitted wardrobes.

### Bedroom 2 9' 4" x 16' 2" (2.84m x 4.92m)

Two solid wood double glazed windows to the front, double radiator and a useful storage cupboard.

### Luxury Family Bathroom/WC

Fully tiled modern white suite comprising of a panel bath with waterfall mixer tap, overhead dual shower attachments and shower screen. Vanity unit housing the push button wc, wash hand basin with waterfall mixer tap and drawer storage units. Chrome towel radiator, downlights, extractor unit and a solid wood double glazed window to the rear.

## Externally

### Parking

Two designated parking spaces and an additional visitors parking to the rear.

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### **Garden**

Being larger than average and affording complete privacy beginning with a block paved patio area before extending onto a block paved footpath and onto a mature lawned area before further boasting a garden shed and rear access gate.

### **Council Tax Band**

Council tax band :- D

### **Energy Performance Certificate**

A full Energy Performance Certificate is available upon request.

### **Mortgage Services**

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

### **Agent Notes**

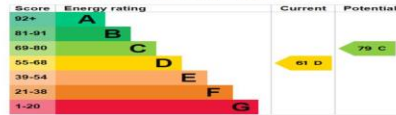
Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Viewing Arrangements

Tel: 01287 630733

Email: [redcar@selectiv.co.uk](mailto:redcar@selectiv.co.uk)

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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.