



## Londonderry Close, Wynyard, Billingham, TS22 5WD

An immaculately presented three bedroom semi-detached home, built by Countryside Homes to their 'Longford' design, situated in the sought-after Siskin Park development. Enhanced with upgrades from the original builder's specification, this stylish home is in 'ready to move into' condition.

The accommodation begins with an entrance hall with a porcelain tiled floor that extends into the kitchen/dining room. The kitchen boasts high-quality fittings and quartz worktops, including a central island with a 1.5 bowl sink and a breakfast bar. It comes fully equipped with an integrated double oven, a five burner gas hob, a fridge/freezer, and a dishwasher. The rear area of the kitchen/dining room impresses with its vaulted ceiling and three large Velux roof lights, allowing plenty of natural daylight to flood in. Double French doors open to the rear garden, and the kitchen also includes a spacious store/utility area with room for a washer and dryer. The lounge is a cosy room, now featuring a media wall with a full width flame effect electric fire. A downstairs W/C is also available.

Upstairs, there are three bedrooms and a contemporary family bathroom complete with a separate bath and shower cubicle.

Outside, the property offers neatly landscaped gardens, with the rear garden providing a good level of privacy. A two car driveway provides off-road parking and features double gates to the side of the house.

Wynyard is renowned for its exceptional residential reputation, offering an enviable range of amenities. Residents benefit from convenient access to local facilities such as a salon, pharmacy, dentist, and a Co-op. Families will appreciate the proximity to a local primary school and easy access to some of the region's best private schools. The surrounding areas also boast a variety of hospitality, healthcare, transport links and leisure options, making Wynyard an ideal place to call home.

£245,000



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HALL

LOUNGE

14'9" x 9'11" (4.50m x 3.02m)

KITCHEN/DINING ROOM

17'6" x 13'4" (5.33m x 4.06m)

UTILITY CUPBOARD

W/C

6'3" x 3'1" (1.91m x 0.94m)

LANDING

BEDROOM ONE

11'1" x 8'10" (3.38m x 2.69m )

BEDROOM TWO

10'1" x 8'10" (3.07m x 2.69m)

BEDROOM THREE

6'5" x ? (1.96m x ?)

BATHROOM

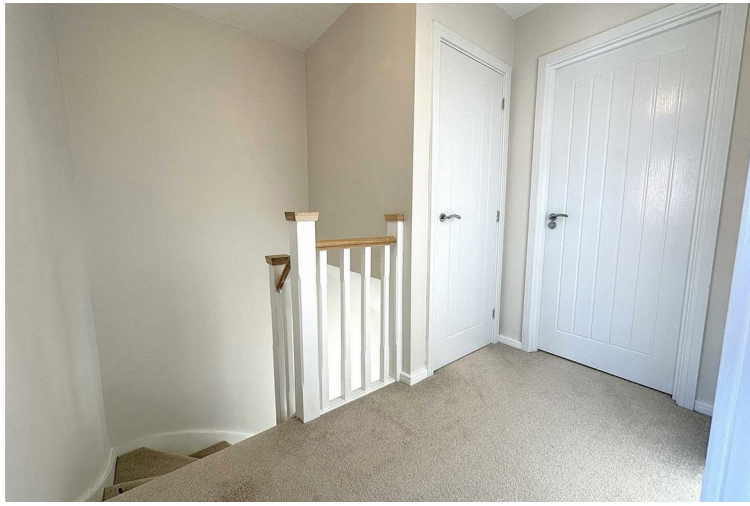
8'4" x 6'2" (2.54m x 1.88m)

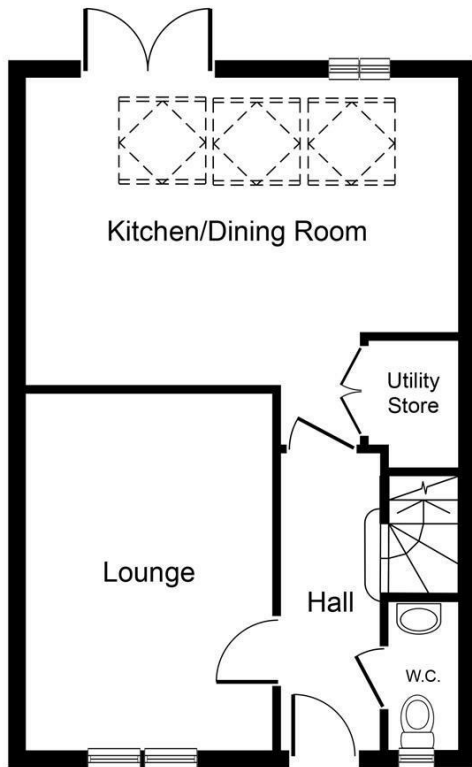


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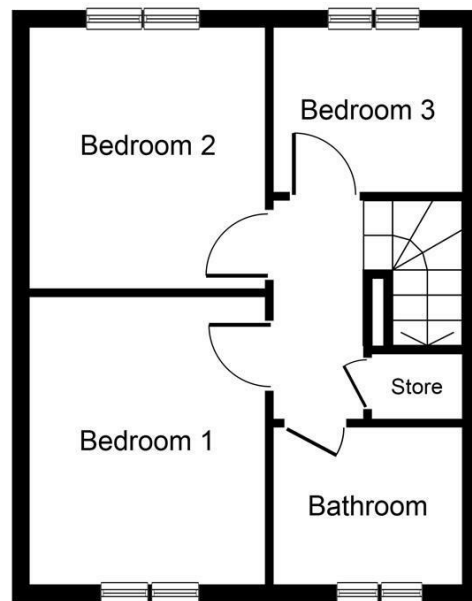


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Ground Floor

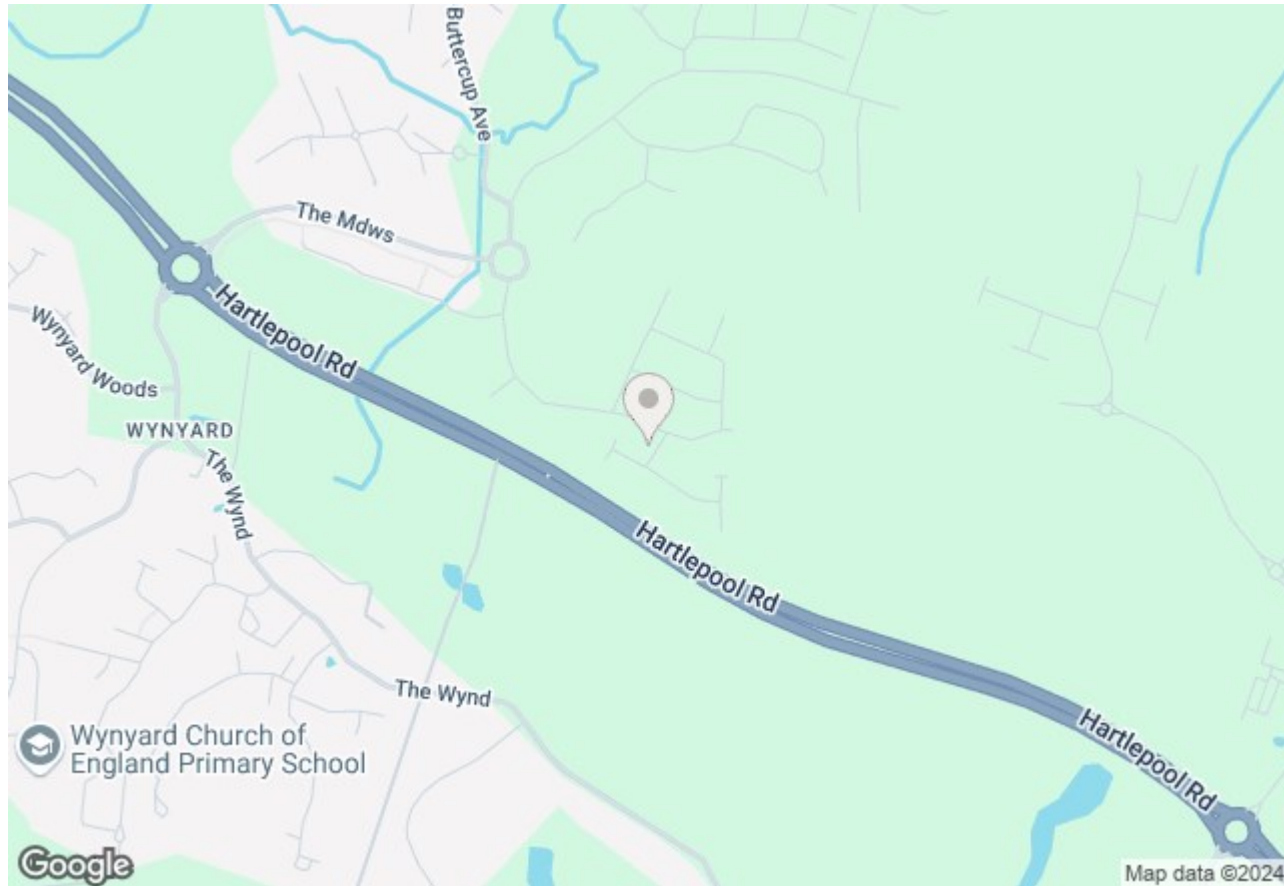


First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**VIEWING**

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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