

# ROBINSONS

SALES • LETTINGS • REGENCY & RURAL



60 Goldcrest Crescent  
Wynyard Park | TS22 5FT





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# 60 Goldcrest Crescent Wynyard Park | TS22 5FT

We are delighted to offer for sale this well presented and modern 2 bedroom end link house, pleasantly situated upon this recent development built by David Wilson. The 'Wilford' design is a well designed home. The hall leads to a separate, stylish kitchen fitted with a range of white high gloss units with contrasting work surfaces and built in appliances, including , oven, hob, fridge/freezer and washing machine. A separate cloaks/wc. To the rear of the property spacious bright and airy lounge with feature media wall and modern electric inset fire. French doors leads out to the rear garden. To the first floor there are two double bedrooms both with fitted wardrobes and bathroom fitted with contemporary sanitary ware and tiling. Externally there is an enclosed south facing rear garden with astro turf for easy maintenance, patio area and garden shed, whilst to the front there is a double block paved driveway.

Local amenities provided by Wynyard Village are within a short travelling distance.

The property is available with no onward chain.



#### AGENTS NOTES:-

- \* All main services
- \* Gas fired central heating via radiators
- \* Council Tax Band: C
- \* Council tax: £2091.00
- \* Freehold
- \* Currently under builders warranty
- \* Flood risk: no risk
- \* Broadband : basic 5 Mbps
- \* Local authority: Stockton - on- Tees

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Fine and Country cannot accept liability for any information provided.

- The property is subject to a community charge of £378 per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

#### LOCATION:-

Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard is a traditional village centre with a pub, restaurant, store and scenic duck pond all surrounded by mature trees and beautiful landscaping. Miles of walking trails and bridleways can be found around the village, together with championship golf courses make it the perfect location for enjoying the outdoors. The breathtaking North York Moors and Cleveland Hills are just a short drive away and easy access is provided by the A19 to the region's urban centres including Middlesbrough, Durham and Sunderland.

#### VIEWINGS:-

Via Robinsons Regency & Rural

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# Goldcrest Crescent



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.