



This beautiful three bedroom detached house has come to the rental market and would be perfect for a family looking to be on the Wynyard Estate. Comprising of an entrance hallway, cloakroom, lounge and a fabulous open plan kitchen/reception room on the ground floor. The upper level offers a modern family bathroom, master bedroom with ensuite and two further bedrooms. Two bedrooms have the benefits of fitted robes. Located in Wynyard Londonderry Close is in a cul-de-sac and is a five minute drive to local amenities, schools and shops. The A1 and A19 is close to the property making it easy for commutes.

UNFURNISHED

REQUIRED EARNINGS - TENANTS: £39,000pa; GUARANTORS: if required £46,800pa  
Rent £1300  
Bond £1500

Please contact Smith and Friends Stockton to arrange a viewing. Early viewings highly recommended.  
(Application is subject to a holding fee - please refer to our website for further details)

**Londonderry, Wynyard Village, TS22 5WD**

**3 Bedroom - House - Detached**

**£1,300 Per Calendar Month**

**EPC Rating: B**

**TENURE:**

**COUNCIL TAX BAND: E**





Londonderry, Wynyard Village, TS22 5WD



**ENTRANCE HALLWAY**  
3'9 x 12'3 (1.14m x 3.73m)  
Alarmed entrance front door, stairs to upper level and radiator.

**WC**  
2'10 x 6'3 (0.86m x 1.91m)  
Double glazed window to front aspect, radiator, wash hand basin and WC.

**LOUNGE**  
10' x 16'9 (3.05m x 5.11m)  
Square walk-in double glazed bay window, carpet and radiator.

**KITCHEN/DINER**  
17'2 x 19'7 (5.23m x 5.97m)  
Open plan with bi-fold doors to rear garden, spot lights, five ring gas hob, oven and grill, integrated storage, double cupboard, two radiators, breakfast bar and three double glazed skylight windows to rear aspect.

**LANDING**  
3'4 x 10'9 (1.02m x 3.28m)  
Cupboard, loft access and carpet flooring.

**BEDROOM ONE**  
10' x 11'8 (3.05m x 3.56m)  
Double glazed window to front aspect, fitted wardrobes and carpet.

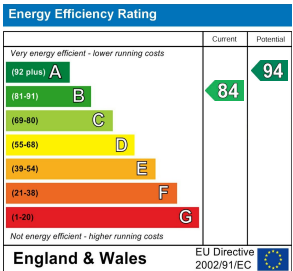
**EN SUITE**  
10' x 3'3 (3.05m x 0.99m)  
Double glazed window to side aspect, walk-in shower, wash hand basin, WC, part tiling, spot lights.

**BEDROOM TWO**  
8'6 x 10'4 (2.59m x 3.15m)  
Double glazed window to rear aspect, carpet, fitted wardrobes and radiator.

**BEDROOM THREE**  
8'3 x 6'10 (2.51m x 2.08m)  
Double glazed window to rear aspect, carpet and radiator.

**BATHROOM**  
6'9 x 6'3 (2.06m x 1.91m)  
Double glazed window to front aspect, bath, shower, vanity wash hand basin, WC, heated towel rail, spot lights and part tiling.

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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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