

LONDONDERRY CLOSE, WYNYARD, BILLINGHAM, TS22 5WD



- ▲ Countryside Built 'Longford' Design
- ▲ Three Bedroom Semi Detached House
- ▲ Cul-De-Sac Position
- ▲ Westerly Facing Landscaped Rear Garden

- ▲ Fantastic Open Plan Kitchen
- ▲ Driveway
- ▲ Gas Central Heating & UPVC Double Glazing

£250,000

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This beautifully presented Countryside Built 'Longford' design is excellently positioned in a cul-de-sac position is perfect if you are looking for a ready to move in home in the popular location of Wynyard.

Featuring a WESTERLY facing rear garden that is perfect for catching the afternoon/evening sun, along with three bedrooms, open plan modern kitchen/diner and modern bathroom with four piece suite it is definitely worth a viewing!

Set on the Siskin Park the property comprises entrance hall, downstairs WC, front lounge with media wall and remote controlled fires and kitchen/diner with a range of modern style units and built in appliances. The first floor has three bedrooms and modern bathroom with four piece suite. Outside there is double tandem parking on the front and access to the beautifully landscaped rear garden with large patio area.

Numerous other features gas central heating, UPVC double glazing, all of the fixtures and fittings are bang up to date and top quality and as you would expect, there's plenty of years remaining on the NHBC builders' warranty.

GROUND FLOOR

ENTRANCE HALL - With composite door with glass inlay to the spacious entrance hall which features stairs to the first floor, radiator and Karndean flooring.

WC - Fitted with a white two piece suite with wash handbasin with mixer tap and tiled splashback, dual flush wc, radiator, Karndean flooring and electric extractor fan.

LOUNGE - 4.5m x 3.02m (14'9" x 9'11")

Fitted with a centred media wall with living flame remote control fireplace and shelving underneath, radiator.

OPEN PLAN KITCHEN/DINER - 5.33m x 4.06m (17'6" x 13'4")

Very much the heart of the home and has been cleverly designed to floor the room with extra light with three Velux windows above to the westerly facing aspect and features a Shaker design floor, wall and drawer units with central island with sink with mixer tap and drainer, five ring gas hob with glass splashback and brush steel electric extractor fan over, integrated electric oven and grill, integrated fridge/freezer and dishwasher, radiator, Karndean flooring, LED downlights and upvc French doors leading out into the rear garden.

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UTILITY CUPBOARD - With double doors with plumbing for washing machine, dryer and access to the combination boiler.

AGENTS REF: - MH/GD/BIL250026/27012025

FIRST FLOOR

Council Tax Band: E **Tenure:** Freehold

LANDING - Landing with cupboard on the stairs and access to the loft via Stirley drop down ladders to fully boarded loft.

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BEDROOM 1 - 3.38m x 2.7m (11'1" x 8'10")
Radiator and built-in fitted wardrobes.

BEDROOM 2 - 3.07m x 2.7m (10'1" x 8'10")
Radiator.

BEDROOM 3 - 2.57m x 1.98m (8'5" x 6'6")
Radiator.

BATHROOM - Fitted with a stunning four piece suite with panel bath with mixer tap and shower attachment, tiled splashback, vanity sink unit with wash handbasin with drawer underneath, shower cubicle with shower over and glass show door and tiled splashback, Karndean flooring and electric extractor fan.

EXTERNAL - To the front there is a grassed front lawn and flagged stone pathway to front door and double tandem tarmac driveway leading to the landscaped westerly facing rear garden with large flagged stone patio area, raised sleeper beds, grassed lawn with gravelled border and outside tap.



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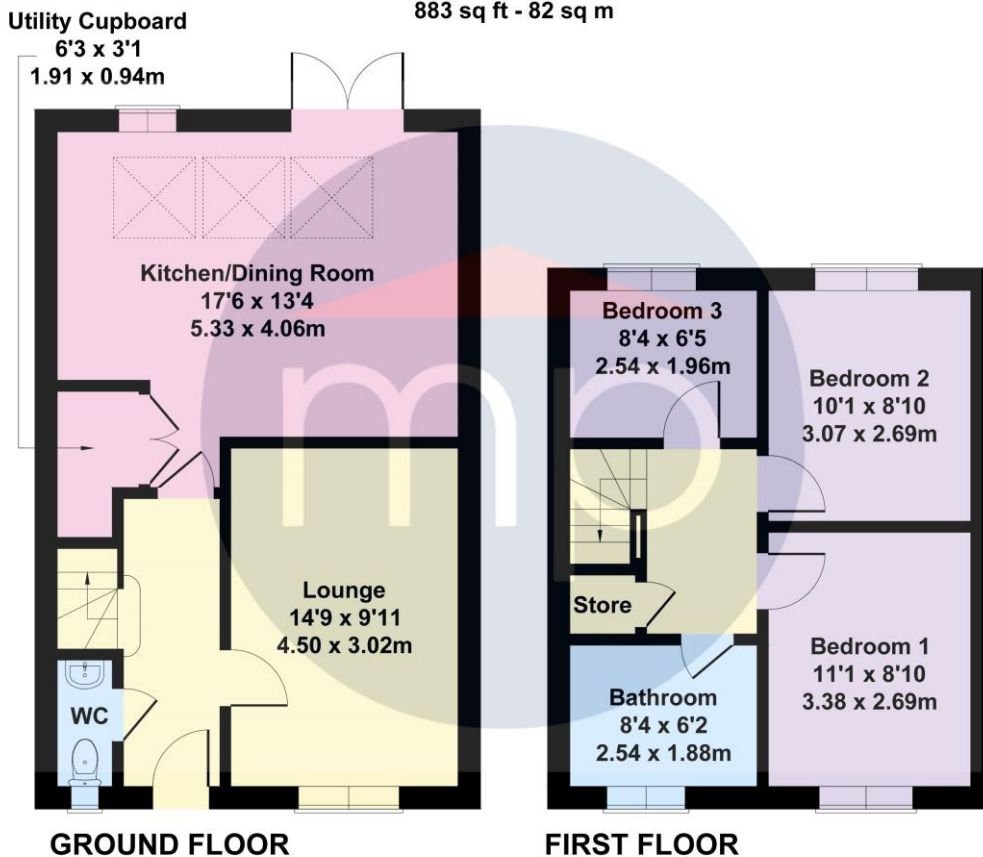


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Londonderry Close

Approximate Gross Internal Area
883 sq ft - 82 sq m



Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



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