



50 Londonderry Close, Wynyard
£235,000





50 Londonderry Close

Wynyard, Billingham

This Stunning Countryside Built 'Longford' Design Three Bedroom Semi Detached Modern is Positioned in a Cul-De-Sac Position & Featuring a Westerly Facing Rear Garden & Stunning Open Plan Kitchen/Diner

- 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

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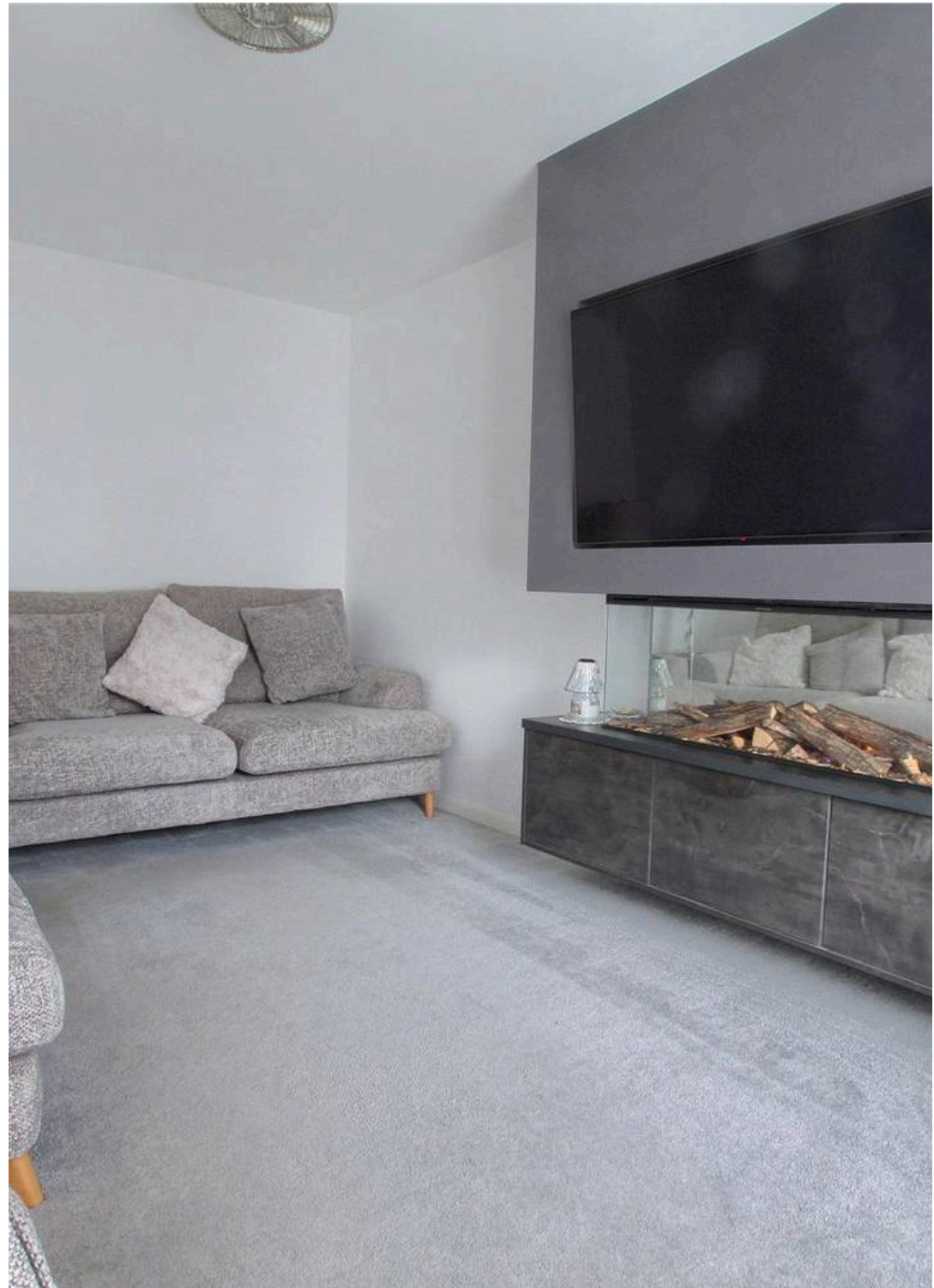
This beautifully presented Countryside Built 'Longford' design is excellently positioned in a cul-de-sac position is perfect if you are looking for a ready to move in home in the popular location of Wynyard. Featuring a WESTERLY facing rear garden that is perfect for catching the afternoon/evening sun, 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

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.









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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		98
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

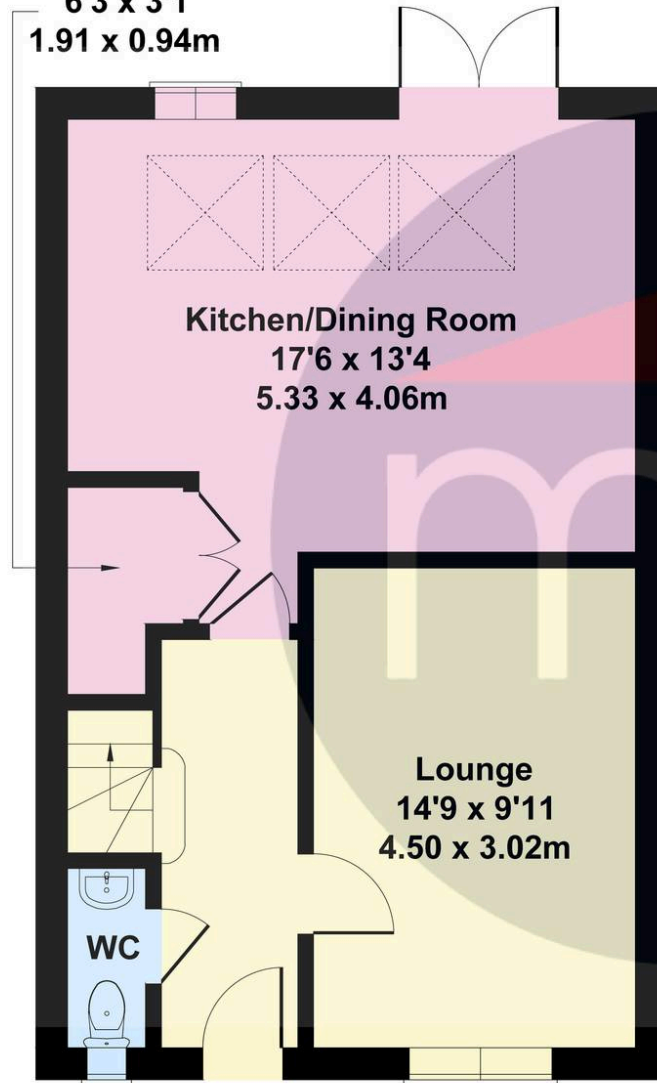
Londonderry Close

Approximate Gross Internal Area
883 sq ft - 82 sq m

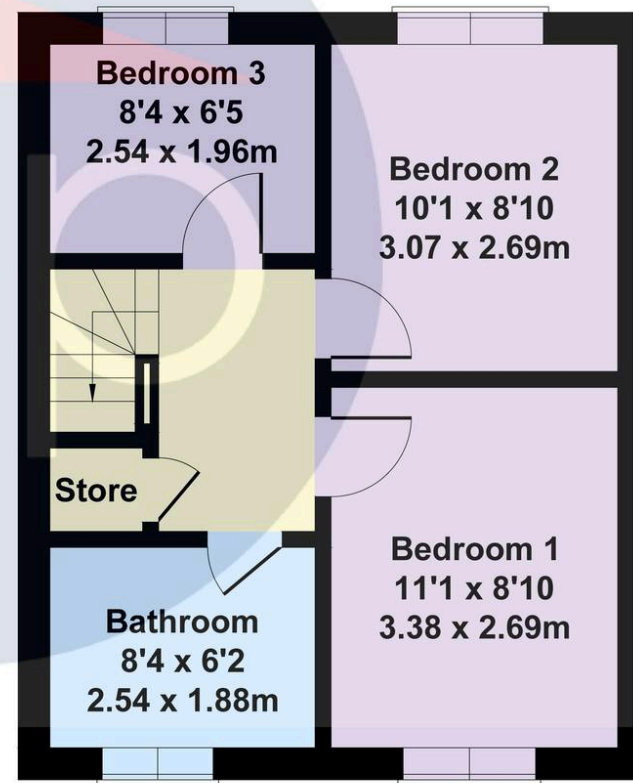
Utility Cupboard

6'3 x 3'1

1.91 x 0.94m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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