



Pressburger close, Wynyard, TS22 5NZ
3 Bed - House
£250,000

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Pressburger close Wynyard, TS22 5NZ

Located in the desirable location of Wynyard, Pressburger Close presents an exceptional opportunity to acquire a stunning home designed by David Wilson, known as 'The Archford'. This property is perfectly situated backing into woodland, making it an ideal choice for those seeking a ready-to-move-in residence.

As you enter, you are welcomed by a spacious entrance hall that leads to a convenient downstairs WC. The front lounge provides a comfortable space for relaxation, while the modern kitchen/diner boasts a range of stylish units and built-in appliances, perfect for culinary enthusiasts and entertaining guests.

The first floor features three well-proportioned bedrooms, the master having built-in wardrobes, ensuring ample storage. The master bedroom benefits from a contemporary ensuite, while a further modern bathroom serves the additional bedrooms, providing both convenience and luxury.

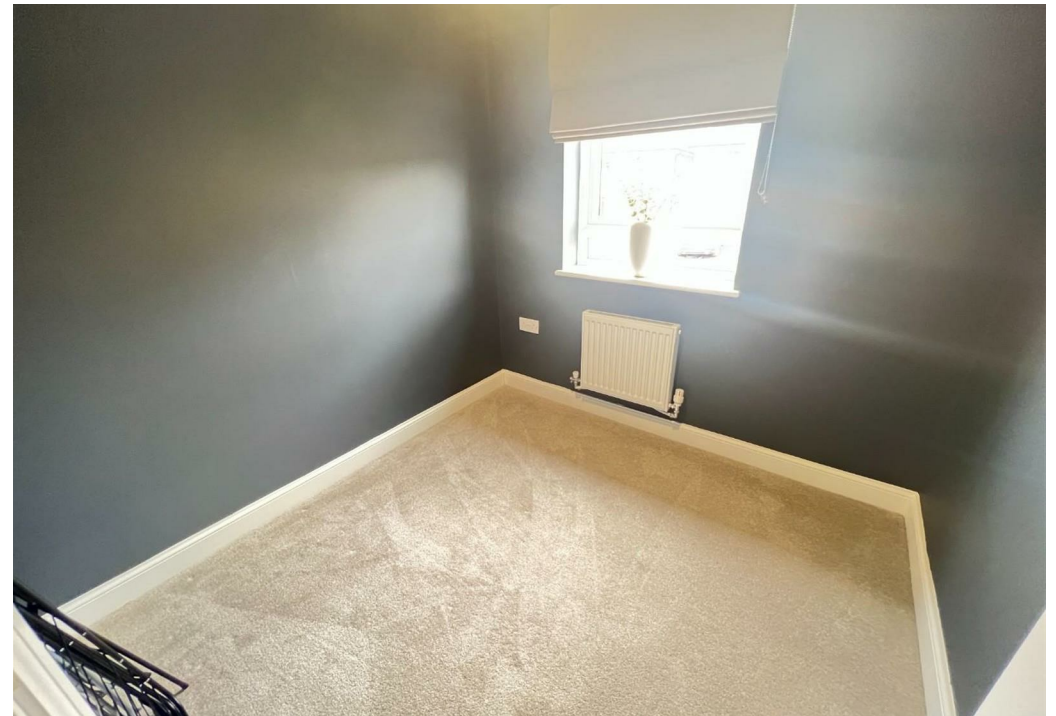
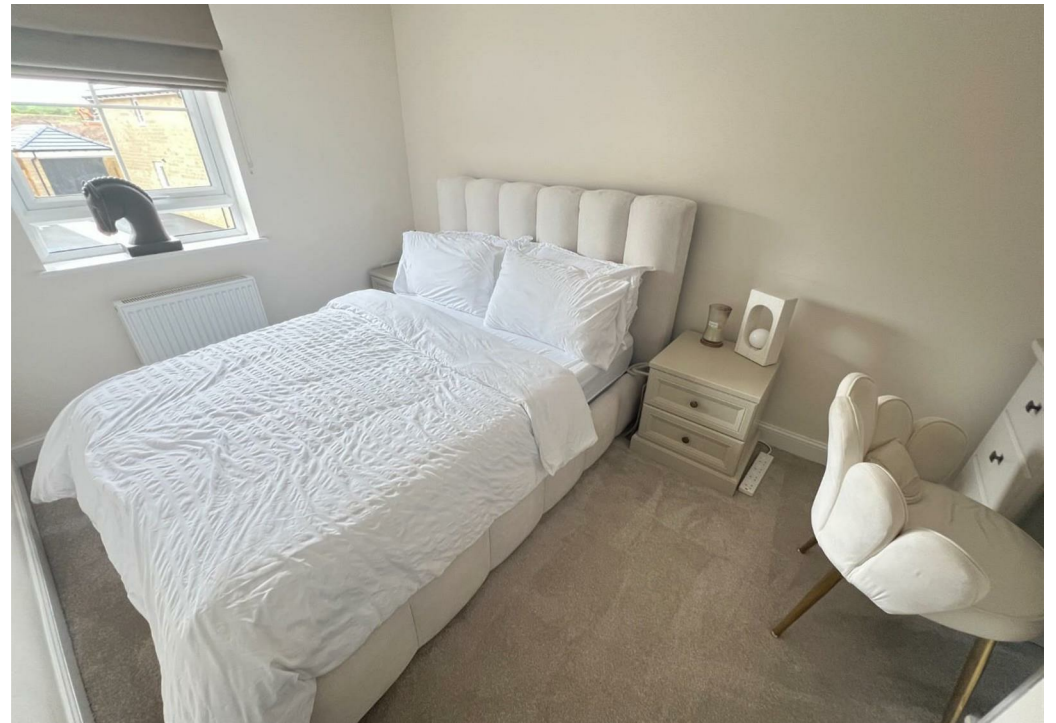
The property is complemented by a delightful rear garden which back onto woodland and so is not overlooked, a lovely place to relax . An small patio area enhances the outdoor space, making it perfect for al fresco dining or simply enjoying the tranquil surroundings.

Additional highlights include double parking at the front of the property, gas central heating, and UPVC double glazing, ensuring comfort and energy efficiency. All fixtures and fittings are of the highest quality, and the property comes with a substantial remaining period on the NHBC builders' warranty, providing peace of mind for the new owners.

This home is a true gem in Wynyard, combining modern living with a serene environment. A viewing is highly recommended to fully appreciate all that this property has to offer.









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 Wynyard.

Tel: 01740-645-444

Email: Info@robinsonswynyard.co.uk

AGENTS NOTES

Council Tax: Hartlepool Borough Council, Band D (£2557 min)

Tenure: Freehold

Property Construction – Standard,

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains Electricity supply – Mains Water Supply – Mains Sewerage – Mains Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate - NA

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – N/a

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

The property is subject to an annual community charge of approx £325.00 including VAT to cover security services and the maintenance of public open spaces.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

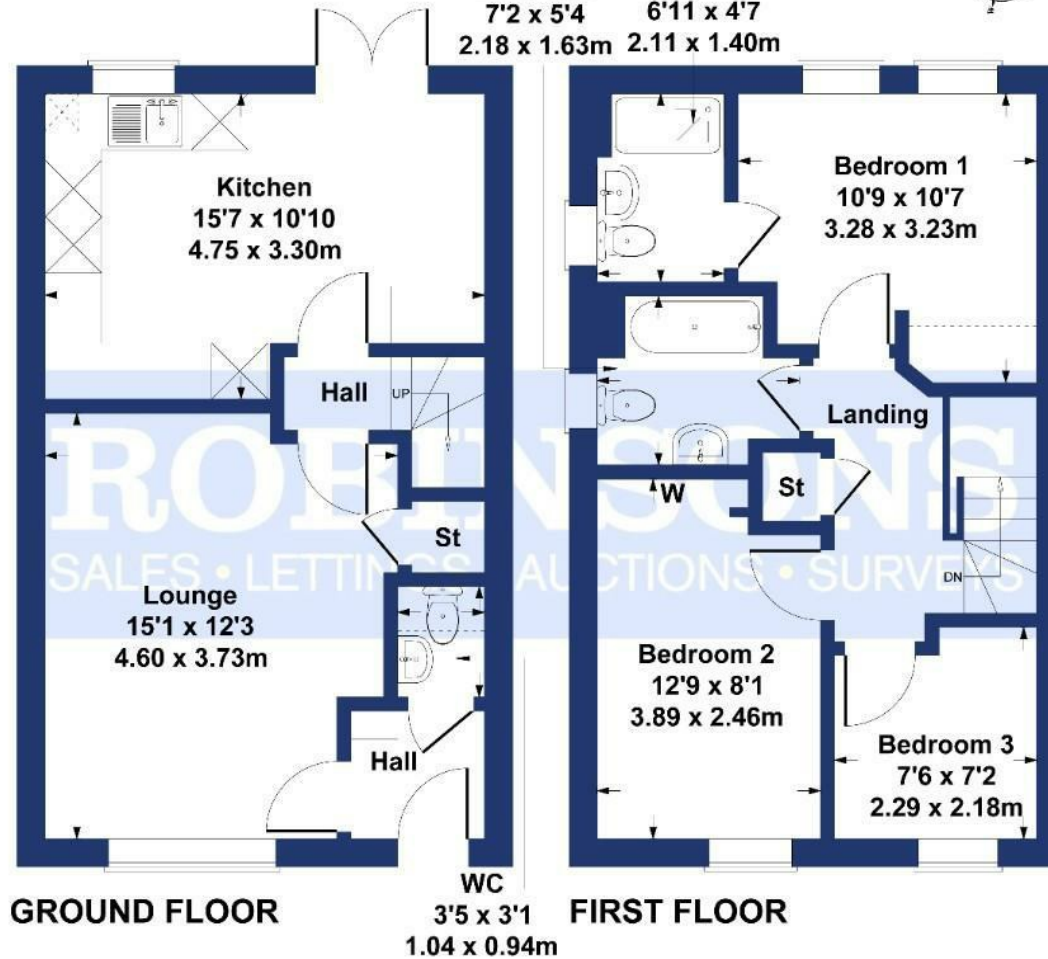
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion. We will also require any purchasers to sign a buyer's agreement.

Pressburger Close

Approximate Gross Internal Area
823 sq ft - 76 sq m

Bathroom 7'2 x 5'4
2.18 x 1.63m

En-suite 6'11 x 4'7
2.11 x 1.40m



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.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A	90	90
(61-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



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