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11 GOLDCREST CRESCENT
WYNYARD | TS22 5FT

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Located in Goldcrest Crescent of Wynyard, Billingham, this well presented three-bedroom detached house, is now available for rent

Spanning an impressive 990 square feet, the interior is both spacious and inviting. The ground floor is adorned with large white tiles that create a bright and airy atmosphere. The front aspect kitchen and breakfast area is thoughtfully designed for modern living, equipped with a range of built-in appliances, including a double oven, gas hob, fridge, freezer, dishwasher and washing machine, making it a perfect space for culinary enthusiasts.

The generous lounge and dining area, which benefits from an abundance of natural light, opens up to the rear garden through elegant French doors, allowing for seamless indoor-outdoor living during pleasant weather. The integral garage not only provides secure parking for two vehicles but also adds an extra layer of convenience.

On the first floor, the master bedroom is a true retreat, complete with en-suite facilities and built-in wardrobes, ensuring ample storage. The two additional double bedrooms, also with fitted wardrobes, are well-proportioned and are serviced by a stylish family bathroom.

Externally, the property features a small front garden and a double-length driveway leading to the garage. The rear garden is a private oasis, featuring a lawn, a patio area perfect for al fresco dining, planted borders, and a timber shed, ideal for relaxation or entertaining.

This delightful family home offers a perfect blend of modern comforts and traditional charm, making it an ideal choice for those seeking a peaceful yet stylish living environment.

Bond £1400 | Energy Efficiency Rating B | Council Tax band E (£3129)

Specifications: no smokers.

Required Earnings: Tenant Income £50,400- Guarantor Income £50,400( if required)

## 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 E (£3129 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.

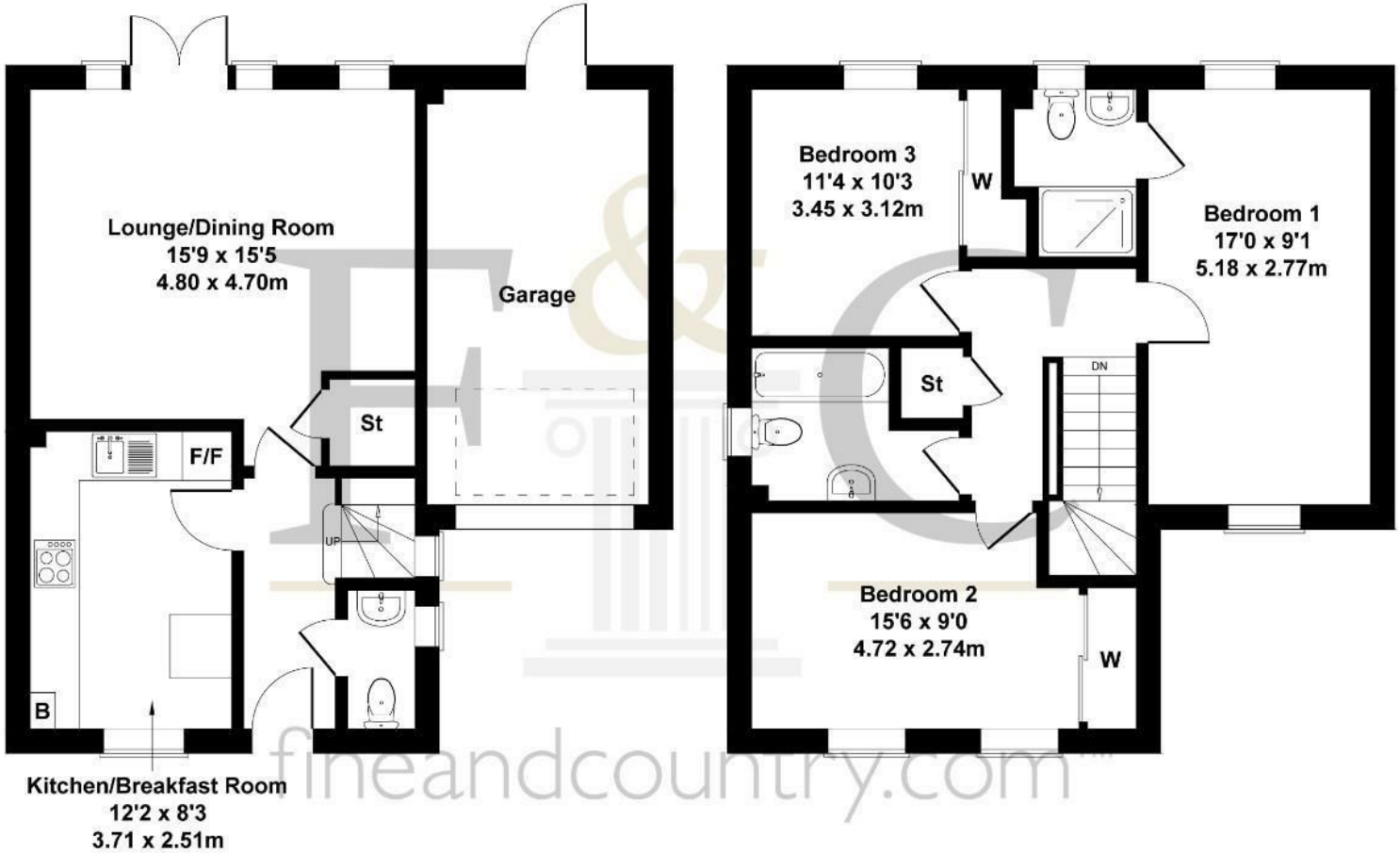
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser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

## REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

# 11 Goldcrest Crescent Wynyard

**Approximate Gross Internal Area**
**1150 sq ft - 107 sq m**




**GROUND FLOOR** **FIRST FLOOR**

**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. 2024

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.

Tel: 0174 064 5444

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