







An excellent opportunity for a first-time buyer or professional, this beautifully presented TWO DOUBLE BEDROOM property occupies a pleasant cul-de-sac position within the prestigious Wynyard development. Ideally situated close to Wynyard Village, local shops and amenities, the property also benefits from convenient access to the A19, making it an excellent choice for commuters.

Offering stylish, modern accommodation throughout, the home combines comfortable living spaces with a delightful enclosed rear garden and a double driveway providing off-street parking.

The internal layout briefly comprises a welcoming entrance hallway, useful guest cloakroom/WC and contemporary fitted kitchen. To the rear of the property is a spacious lounge/dining room, providing an ideal space for both relaxing and entertaining, with double doors opening directly onto the rear garden and allowing plenty of natural light to flow through.

To the first floor are TWO GENEROUS DOUBLE BEDROOMS, both benefiting from fitted wardrobes, alongside a modern family bathroom incorporating a bath with shower over.

Externally, the property enjoys an attractive, enclosed rear garden featuring a paved patio area, ideal for outdoor dining and entertaining, together with a lawned garden and convenient gated side access. To the front, a DOUBLE DRIVEWAY provides valuable off-street parking.

Situated in one of the area's most desirable residential locations, this impressive home offers an excellent combination of modern living, outdoor space and convenient transport links.

EARLY VIEWING IS HIGHLY RECOMMENDED to fully appreciate the accommodation and sought-after location on offer.

Goldcrest Crescent, Billingham, TS22 5FT
2 Bed - House - End Terrace
£162,500
EPC Rating: B
Council Tax Band: C
Tenure: Freehold

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Entrance Hallway
Front entrance doorway, flooring, stairs to upper and radiator.

Cloakroom
1 x side double glazed window, flooring, w/c, wash hand basin and radiator.

Kitchen
1 x front double glazed window, flooring, gas hob, integrated fridge/freezer.

Lounge/Diner
Rear double glazed doors, flooring, storage cupboard and radiator.

Landing
Carpet flooring.

Bathroom
Bath, shower, w/c, wash hand basin, shaver point. extractor fan and heated towel rail.

Bedroom
Double glazed windows, radiator, carpet, storage and fitted robes.

Bedroom
Double glazed rear windows, fitted robes, carpet flooring and radiator.











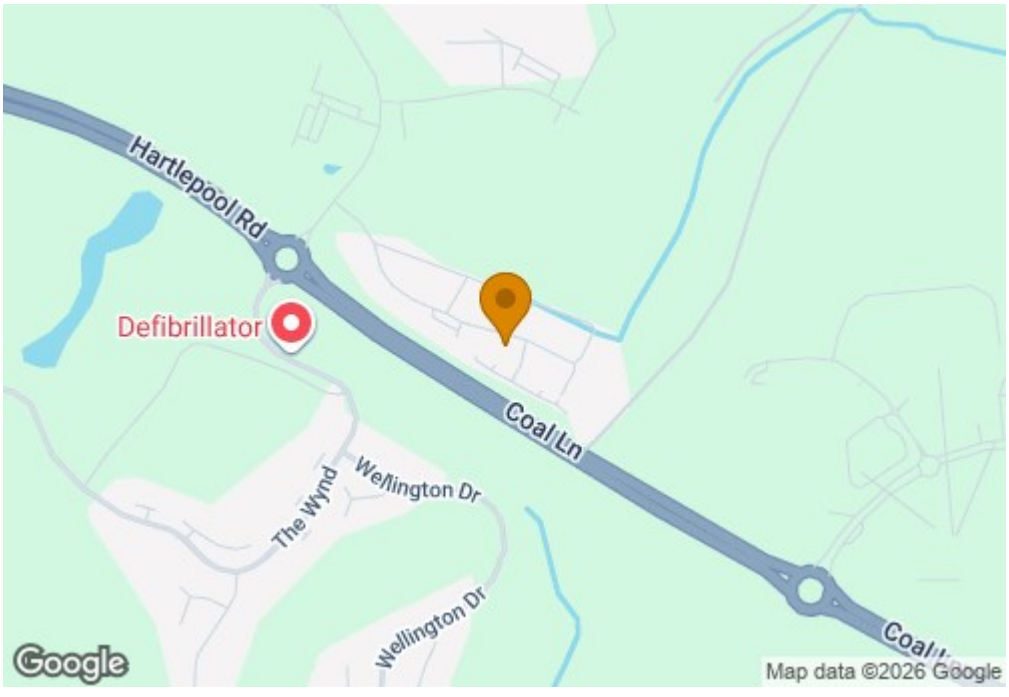
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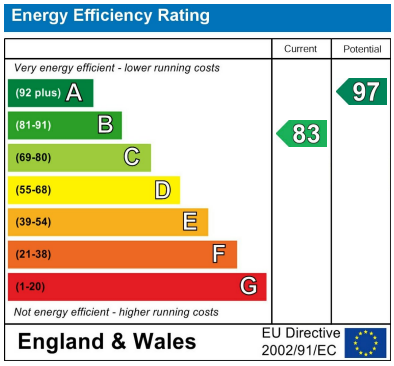




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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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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