



45 Goldcrest Crescent, Wynyard
£299,950





45 Goldcrest Crescent

Wynyard, Billingham

No Chain - This is a Fabulously Positioned, Meticulously Kept David Wilson Built 'The Shenton' Design Detached House with Four Bedrooms & Beautifully Presented Rear Garden. A Genuine 'Must-See!'

- No Chain
- Meticulously Kept, Well Presented Modern Style Detached House with Four Bedrooms
- David Wilson Built 'The Shenton' Designed Home
- Fabulously Positioned with a Beautifully Turned Out Rear Garden
- Spacious & Incredibly Family Friendly Layout
- Driveway & Detached Garage
- Front Lounge, Modern Kitchen/Diner & Utility Room
- UPVC Double Glazed Windows & Exterior Doors & Central Heating with a Quality Gas Boiler
- Master Bedroom has Modern Fitted Wardrobes & Modern Shower Room En-Suite
- Three Further Bedrooms & Super-Smart Modern White Shower Room Suite



GROUND FLOOR

Entrance Hall

Composite entrance door with glass inlay to a spacious entrance hall with woodgrain effect laminate flooring, thermostat heating control and staircase to the first floor.

Cloakroom/WC

Fitted with a white two-piece suite comprising wash hand basin with tiled splashback, dual flush WC, woodgrain effect laminate flooring and electric extractor fan.

Lounge

17' 11" x 11' 1" (5.46m x 3.38m)

With radiator and bay window.

Kitchen/Dining/Family Room

25' 2" x 14' 9" (7.67m x 4.50m)

(max) Fitted with a range of modern high gloss wall, drawer, and floor units with complementary wood effect work surface, five ring gas hob with glass splashback and brushed steel electric extractor fan over, integrated double oven and grill, fridge freezer, dishwasher, one and a half bowl stainless steel sink with mixer tap and drainer, woodgrain effect laminate flooring, vertical tube radiator, radiator and bi-folding doors open to the rear garden.

Utility

6' 5" x 6' 2" (1.96m x 1.88m)

Fitted with high gloss wall and floor units, complementary wood effect work surface, plumbing for washing machine, radiator and composite door to the rear garden.

FIRST FLOOR

Landing

With access to the loft and airing cupboard.

Bedroom One

14' 7" x 13' 3" (4.45m x 4.04m)

With radiator and built-in fitted wardrobe.



En-Suite Shower Room

Fitted with a white three-piece suite comprising double shower cubicle with glass sliding door and shower over, wash hand basin, dual flush WC, part tiled walls, woodgrain effect laminate flooring and electric shaver point.

Bedroom Two

11' 8" x 11' 7" (3.56m x 3.53m)

into wardrobes. With radiator and built-in fitted wardrobe.

Bedroom Three

10' 3" x 9' 5" (3.12m x 2.87m)

With radiator and built-in fitted wardrobe.

Bedroom Four

11' 4" x 6' 2" (3.45m x 1.88m)

With radiator.

Family Bathroom

Fitted with a white suite comprising double shower cubicle with glass sliding door and shower over, bath, wash hand basin, dual flush WC, waterproof panelled walling, woodgrain effect laminate flooring, radiator and electric shaver point.

EXTERNALLY

Gardens, Parking & Garage

To the front there is a lawned garden with mature laurel border and deer fencing and a double tandem herringbone block paved driveway leads to the garage with up and over door, power supply and light. Side gated access leads to the beautifully presented rear garden with large flagstone patio area, lawn, mature shrub and flower borders, outside tap and power.

Buyers Identification Check(s)



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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.

AGENTS REF:

MH/LS/BIL260198/07052026

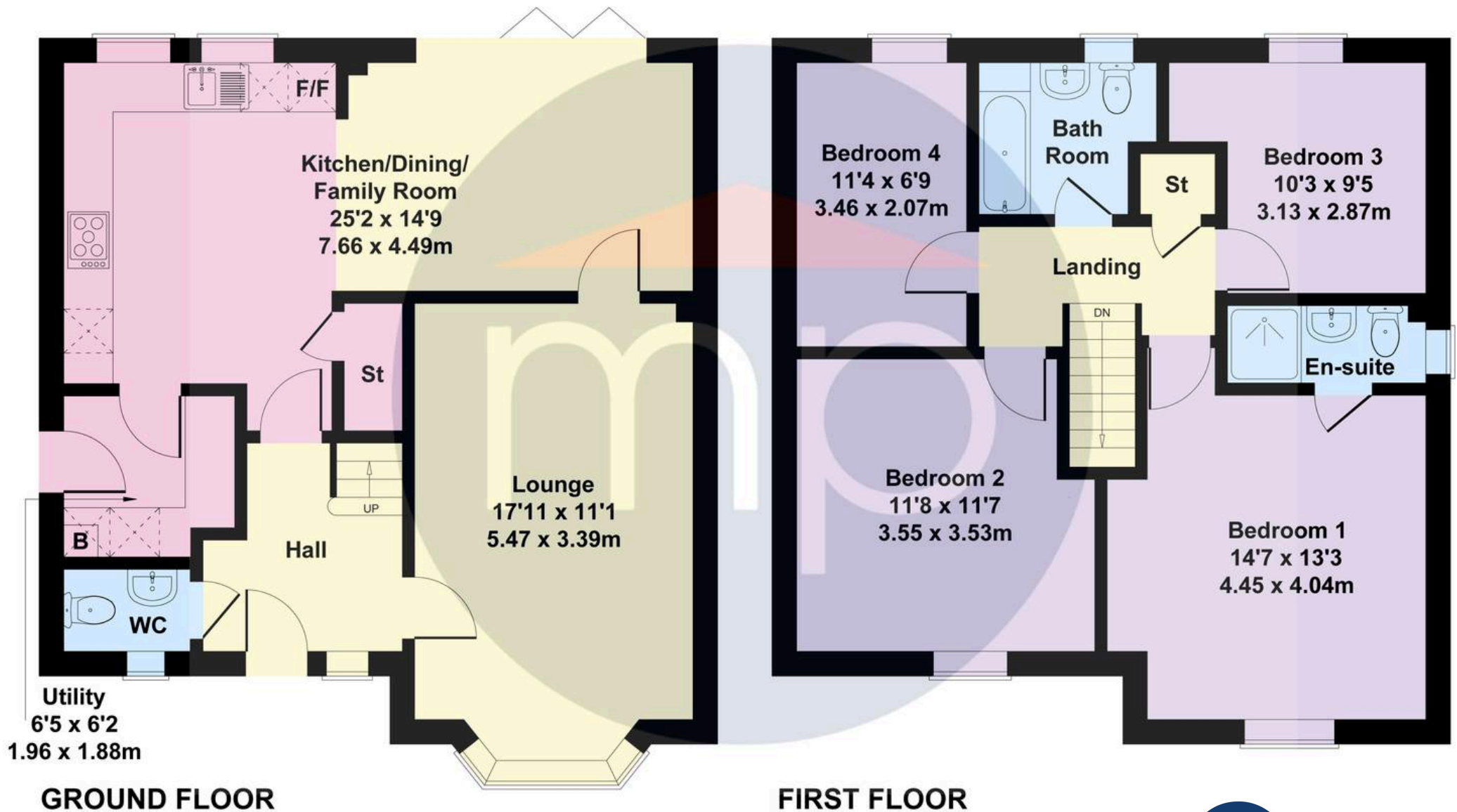






Goldcrest Crescent

Approximate Gross Internal Area
1249 sq ft - 116 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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