



### 3 bed semi-detached house to buy in TS28

Newholme Estate, Station Town, Wingate, Durham, TS28 5EJ

**£89,000**

 x 3  x 2  x 1

Tenure

**Freehold**

### Property features

- ✓ Three Bedrooms Semi-Detached
- ✓ No Onward Chain
- ✓ Driveway
- ✓ Ideal Investment Opportunity
- ✓ EPC Rating D

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Three-bedroom semi-detached property situated on Newholme Estate, Wingate.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

The property briefly comprises: Hallway leading to the lounge, kitchen/dining area, down stairs W/C and a utility room. Three double bedroom and family bathroom are located on first floor.

Externally the property offers a driveway with ample parking to the front elevation. Fully enclosed large well presented garden with patio and deck area for low maintenance.

This property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson on 0191 5183521.

Council Tax Band: A

Tenure: Freehold

Price: £89,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Heating: Gas

## External Front

Access via double gate, paved driveway, ample parking space and low maintenance.



## Entrance Way

2.70m x 1.00m (8'10" x 3'3")

Access via UVPC door, radiator and tiled flooring.



## Living Room

4.50m x 3.50m (14'9" x 11'5")

Double glazed window to the front elevation, tv point, radiator and carpet.



## Kitchen

4.40m x 3.50m (14'5" x 11'5")

Double glazed window to the rear elevation, range of wall and base units with contrasting work surfaces, sink and drainer unit, 5 burner gas hob with wok burner, stainless steel splash back, fan oven, built in fridge, freezer and laminate flooring.



## Dining Area

4.40m x 3.50m (14'5" x 11'5")

Adjoining the kitchen, radiator and laminate flooring.



## W/C

1.30m x 1.10m (4'3" x 3'7")

Double glazed window to the side elevation, low level WC and laminate flooring.



## Utility Room

2.30m x 0.80m (7'6" x 2'7")

Double glazed window to the side elevation, plumbed for a washing machine and laminate flooring.



## Bedroom 1

3.60m x 2.60m (11'9" x 8'6")

Double glazed window to the front elevation, radiator and carpet.



## Bedroom 2

3.60m x 2.50m (11'9" x 8'2")

Double glazed window to the rear elevation, radiator and carpet.



## Bedroom 3

2.50m x 1.90m (8'2" x 6'2")

Double glazed window to the side elevation, radiator and carpet.



## Bathroom

*1.90m x 1.80m (6'2" x 5'10")*

Double glazed window to the rear elevation, three piece suite comprising; low level w/c, vanity wash basin with stainless steel mixer tap, walk in shower, radiator and marble flooring.



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## External Rear

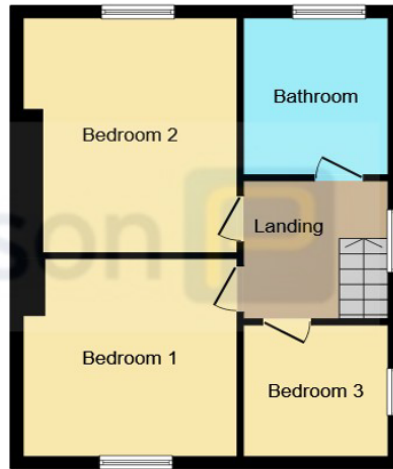
Fully enclosed large garden, with grassed, stoned and split level decking for low maintenance.





### Ground Floor

Floor area 53.8 sq.m. (580 sq.ft.)



### First Floor

Floor area 45.1 sq.m. (485 sq.ft.)

**TOTAL: 98.9 sq.m. (1,065 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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