



## 2 bed terraced house to buy in

Cravens Cottages, Station Town, Wingate,  
Durham, TS28 5EQ

**£45,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Freehold**

## Property features

- ✓ Two Bedrooms Terraced
- ✓ Ideal Investment Opportunity
- ✓ Potential Rental Return £525pcm
- ✓ Downstairs W/C
- ✓ EPC Rating D

Driveway parking

Garden

## Key Information

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

## Description

Pattinson Estate Agents welcome for sale this two-bedroom terraced property situated on Cravens Cottages, Wingate.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

The property briefly comprises : living room, dining area, kitchen and downstairs W/C are located on ground floor. Two bedrooms and family bathroom located on the first floor.

Externally the property offers a paved driveway to the front elevation. Fully enclosed and low maintenance yard to the rear elevation.

With its desirable location, overall condition, and attractive features, 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.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £45,000

Property Type: Terraced House

USPs: Garden

Parking: Driveway

Heating: Gas

## External Front

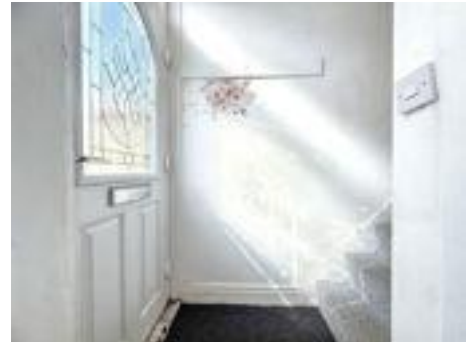
Blocked paved driveway to the front elevation.



## Entrance Way

1.00m x 0.90m (3'3" x 2'11")

Access via composite door and carpet.



## Living Room

3.80m x 3.70m (12'5" x 12'1")

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



## Kitchen

4.60m x 2.80m (15'1" x 9'2")

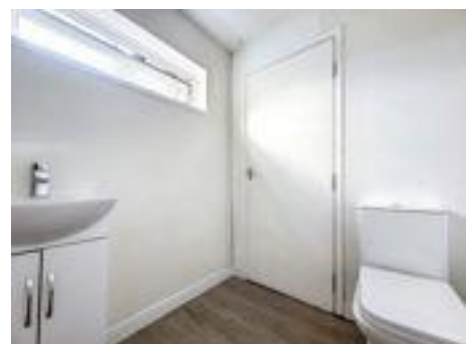
Double glazed window to the rear elevation, range of wall and base units with contrasting work surfaces, sink and drainer unit, storage cupboard, radiator, electric cooker, oven, plumbed for washing machine and vinyl flooring.



## W/C

1.80m x 1.70m (5'10" x 5'6")

Double glazed window to the rear elevation, two piece suite comprising; low level w/c, wash basin with stainless steel mixer tap and laminate flooring.



## Bedroom 1

4.60m x 3.60m (15'1" x 11'9")

Double glazed window to the front elevation, radiator and laminate flooring.



## Bedroom 2

3.00m x 2.40m (9'10" x 7'10")

Double glazed window to the rear elevation, radiator and laminate flooring.



## Bathroom

2.10m x 2.10m (6'10" x 6'10")

Double glazed window to the rear elevation, three piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, bath with stainless mixer tap, radiator, cladded walls and vinyl flooring.

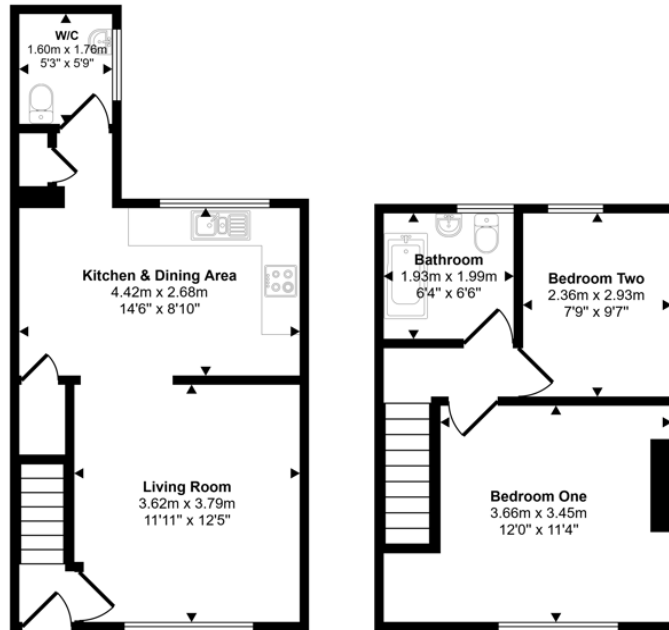


## External Rear

Fully enclosed and low maintenance yard to the rear elevation.



Approx Gross Internal Area  
64 sq m / 686 sq ft



Ground Floor  
Approx 35 sq m / 373 sq ft

First Floor  
Approx 29 sq m / 313 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(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	

Cravens Cottages, Station Town, Wingate, Durham, TS28 5EQ

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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