



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

South View, Wingate, Wingate, Durham, TS28 5BJ

# £169,999

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Three Bedrooms Semi-Detached
- ✓ Downstairs W/C
- ✓ Conservatory
- ✓ Loft Room
- ✓ 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 three bedroom semi-detached property situated on South View, Wingate.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

The property briefly comprises: porch, hallway, living room, dining room, kitchen, utility, downstairs w/c and conservatory are located on the ground floor. Three bedrooms, loft room and a family bathroom are located on the first floor.

Externally the property offers a garden and a driveway to the front elevation. Fully enclosed, well presented and low maintenance garden to the rear elevation and a summer house.

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: £169,999

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Heating: Gas

## External Front

Garden and a driveway to the front elevation.



## Porch

2.40m x 1.50m (7'10" x 4'11")

Access via composite door and laminate floor.



## Hallway

1.40m x 1.30m (4'7" x 4'3")

Access via UPVC door and laminate flooring.



## Living Room

5.40m x 3.70m (17'8" x 12'1")

Double glazed window to the front elevation, tv point, log burner, radiator, carpet and patio doors leading to the conservatory.



## Dining Room

3.50m x 3.20m (11'5" x 10'5")

Double glazed window to the front elevation, storage cupboard, tv point, radiator and laminate flooring.



## Kitchen

4.20m x 2.60m (13'9" x 8'6")

Double glazed window to the rear elevation, range of wall and base units with contrasting work surfaces, sink and drainer unit, electric cooker with oven, laminate flooring and UPVC door leading to the garden.



## Utility Room

1.60m x 0.80m (5'2" x 2'7")

Plumbed for a washing machine, dryer and laminate flooring.



## W/C

1.70m x 0.90m (5'6" x 2'11")

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.



## Conservatory

2.90m x 2.40m (9'6" x 7'10")

Access via living room, radiator and patio doors leading to the garden.



## Landing

3.40m x 1.80m (11'1" x 5'10")

Double glazed window to the rear elevation and carpet.



## Bedroom 1

3.70m x 3.40m (12'1" x 11'1")

Double glazed window to the front elevation, storage cupboard, built in wardrobes, radiator and laminate flooring.



## Bedroom 2

3.70m x 3.40m (12'1" x 11'1")

Double glazed window to the front elevation, storage cupboard, built in wardrobes, radiator and laminate flooring.



## Bedroom 3

2.60m x 1.90m (8'6" x 6'2")

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



## Loft Room

8.00m x 3.10m (26'2" x 10'2")

Velux window to the front elevation and carpet.



## Bathroom

2.40m x 1.60m (7'10" x 5'2")

Double glazed window to the rear elevation, low level w/c, wash basin with stainless steel taps, free standing shower, radiator, cladded walls and vinyl flooring.



## Summer House

Tv point, electric fire and a sauna.

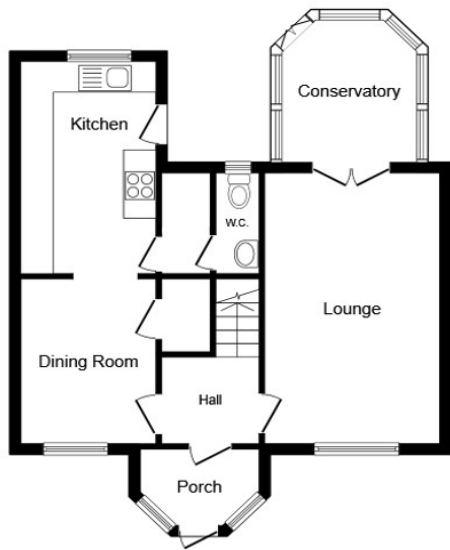


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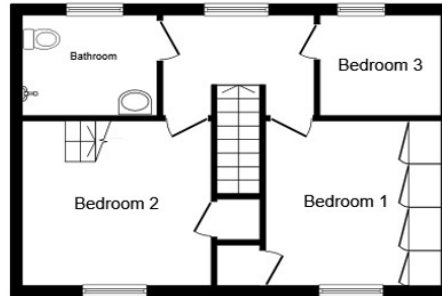
## External Rear

Fully enclosed, well presented and low maintenance garden to the rear elevation.

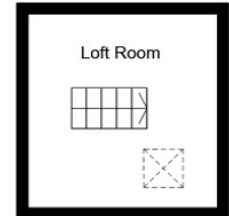




Ground Floor



First Floor



Second Floor

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>			75
(55-68) <b>D</b>		53	
(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	

South View, Wingate, Wingate, Durham, TS28 5BJ

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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