



## 4 bed town house to buy in TS28

Sandford Close, Wingate , Wingate,  
Durham, TS28 5FD

**£117,000** Starting Bid

 x4  x2  x1

Tenure

**Freehold**

## Property features

- ✓ Four Bedrooms Town House
- ✓ Ready To Move Into
- ✓ Downstairs W/C
- ✓ Driveway & Garage
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Pattinson Estate Agents welcome for sale this impressive four-bedrooms town house property situated on Sandford Close, Wingate.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

The property briefly comprises : Hallway, w/c, kitchen and dining area are located on the ground floor. Living room, bedroom three and a family bathroom are located on the first floor. Bedroom one with en-suite, bedroom two and four are located on the second floor.

Externally the property offers a garage and a driveway with parking space to the front elevation. Fully enclosed, well presented and low maintenance garden 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: C

Tenure: Freehold

Price: Starting Bid £117,000

Property Type: Town House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

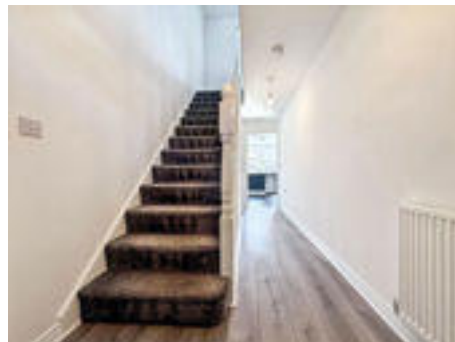
## External Front

Driveway and access to the garage to the front elevation.



## Entrance Way

Access via composite door, radiator and laminate flooring.



## W/C

Two piece suite comprising; low level w/c, wash basin with stainless steel taps, radiator and laminate flooring.



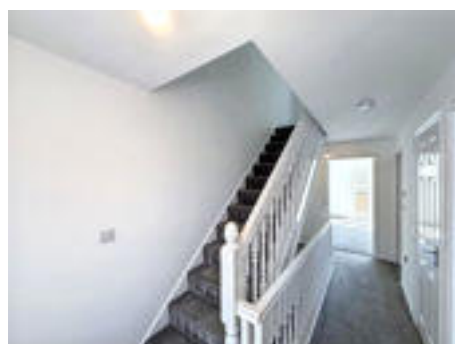
## Kitchen

Double glazed window to the rear elevation, range of wall and base units with work surfaces, sink and drainer unit, radiator, gas cooker, oven, plumbed for a washing machine, tiled flooring and patio doors leading to the garden.



## First Floor

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



## Living Room

Patio doors to the rear elevation, tv point, radiator and carpet.



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## Bedroom 3

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



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## Bathroom

Three piece suite comprising; low level w/c, wash basin with stainless steel taps, bath with stainless steel taps, radiator and vinyl flooring.



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## Second Floor

Access to the loft, storage cupboard, radiator and carpet.



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## Bedroom 1

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



## En-Suite

Double glazed window to the front elevation, three piece suite comprising; low level w/c, wash basin with stainless steel taps, walk in shower, radiator and vinyl flooring.



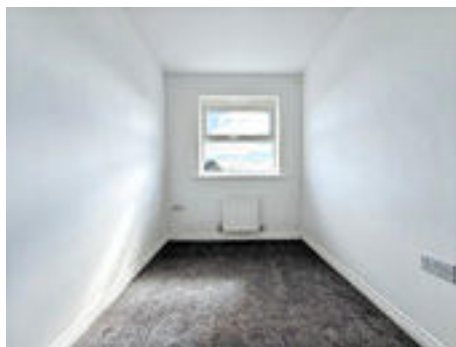
## Bedroom 2

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



## Bedroom 4

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



## External Rear

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

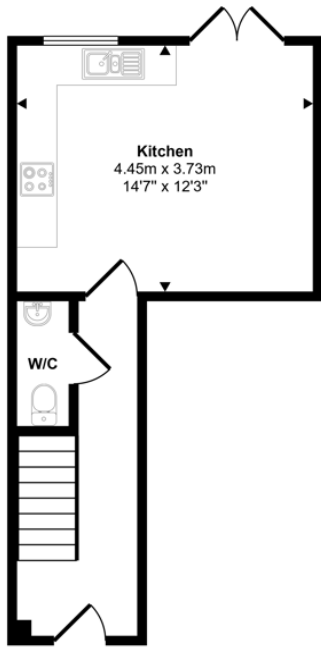


## View

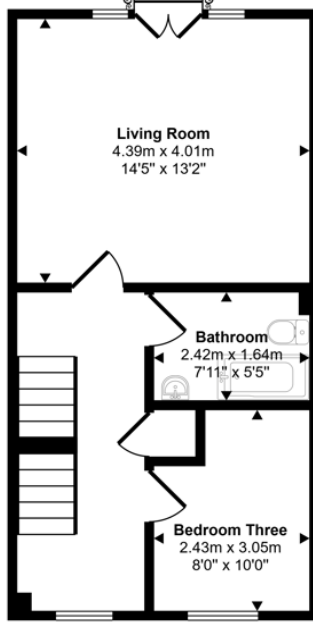
View from bedroom two and four.



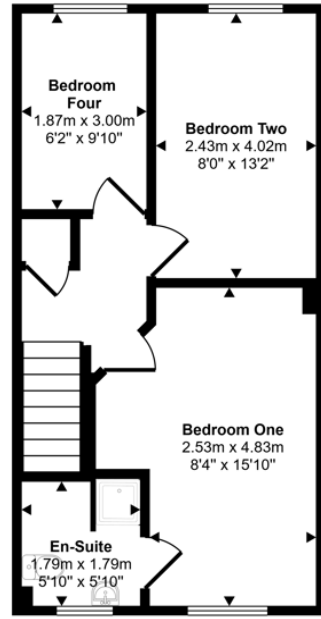
Approx Gross Internal Area  
106 sq m / 1140 sq ft



Ground Floor  
Approx 26 sq m / 279 sq ft



First Floor  
Approx 40 sq m / 430 sq ft



Second Floor  
Approx 40 sq m / 431 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>		88
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(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	

Sandford Close, Wingate , Wingate, Durham, TS28 5FD

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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