



## 4 bed town house to buy in TS28

Sandford Close, Wingate, Durham, TS28 5FD

**£135,000** Offers Over

 x 4  x 2  x 2

Tenure

Size

**Freehold**

**1421 sq ft / 132 sq m**

Driveway parking

Garden

## Property features

- ✓ 4 bedrooms across three floors
- ✓ Spacious kitchen-diner with garden access
- ✓ Two reception rooms / flexible living spaces
- ✓ En-suite to master bedroom
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

A beautifully upgraded and versatile four-bedroom townhouse, set over three floors and located within a peaceful cul-de-sac in the popular village of Wingate.

The ground floor comprises a welcoming entrance hallway leading to a spacious kitchen/diner fitted with a range of modern wall and base units, integrated oven, hob and extractor, and space for additional appliances. The dining area benefits from direct access to the rear garden via a part-glazed door. The former integral garage has been partially converted to create a useful multi-purpose room, ideal as a study, playroom or hobby space, while retaining storage. A convenient WC completes the ground floor.

To the first floor is a generous lounge with French doors opening to a Juliet balcony, allowing for plenty of natural light. An additional room on this level offers flexibility as a fourth bedroom, guest room or home office. The family bathroom is fully tiled and fitted with a modern three-piece suite and vanity storage.

The second floor hosts three bedrooms, including a spacious principal bedroom with en-suite shower room featuring a walk-in shower. Additional storage is available via a landing cupboard.

Externally, the property benefits from a private, enclosed rear garden with patio and lawn, designed for low maintenance. To the front, there is a driveway providing off-road parking.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £135,000

Property Type: Town House

Build Size: 132 sq m

USPs: Garden

Parking: Driveway

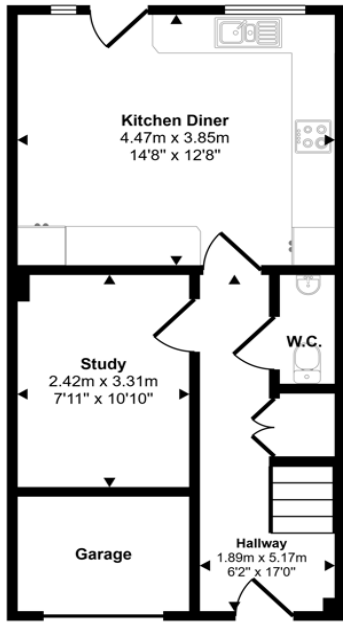
Heating: Gas

Electric: National Grid

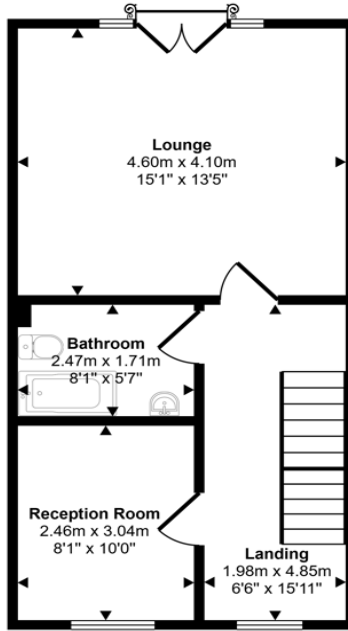
Water: Direct mains water

Sewerage: Standard UK domestic

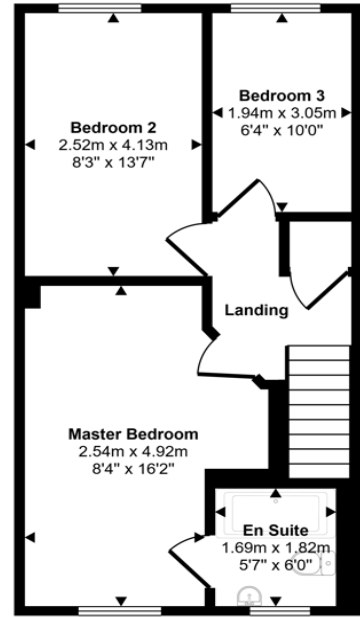
Approx Gross Internal Area  
125 sq m / 1346 sq ft



Ground Floor  
Approx 41 sq m / 441 sq ft



First Floor  
Approx 42 sq m / 451 sq ft



Second Floor  
Approx 42 sq m / 454 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 |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 78                      | 82        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <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:

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

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