



Wingate Grange, Elba Park, DH4 6GQ
4 Bed - House - Semi-Detached
£239,995

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Wingate Grange

Elba Park, DH4 6GQ

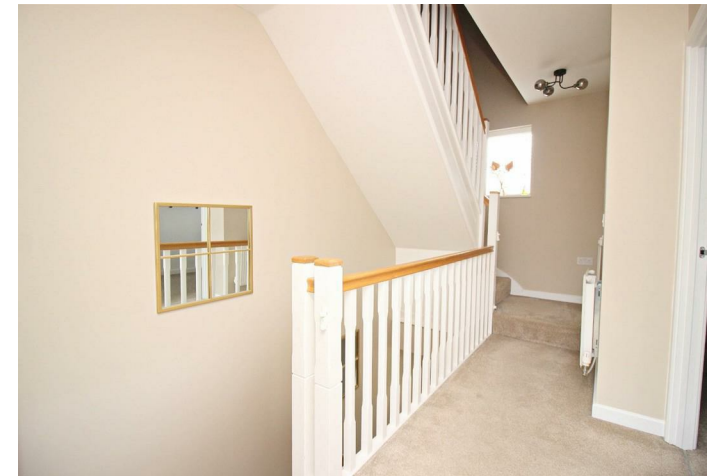
This beautifully presented four-bedroom townhouse on Wingate Close offers generous space across three floors, tucked away in the sought-after development of Elba Park in Houghton le Spring. With a spacious layout, a large enclosed garden, off-street parking and a garage, this is a brilliant option for families seeking comfort and practicality in a well-connected location.

As you enter, you're welcomed into a bright hallway leading to a handy ground floor WC, a modern fitted kitchen with good cupboard space and integrated appliances, and a standout lounge area with Velux windows and French doors opening out onto the garden – perfect for letting in plenty of natural light.

Upstairs, the first floor hosts two well-sized bedrooms and the family bathroom. The top floor is home to the main bedroom with its own ensuite shower room, alongside a fourth bedroom that could work well as a nursery, dressing room or home office. Several of the bedrooms have wardrobes.

Outside, the generous rear garden is enclosed and ideal for entertaining or relaxing in the warmer months, while the front also has a small lawned garden. The property benefits from ample off-street parking and a garage, providing excellent storage and convenience.

Elba Park is a highly regarded modern development built with families in mind, set around a large 52-hectare country park offering miles of scenic walks, cycle routes and green open space right on your doorstep. It's within easy reach of local amenities including supermarkets, pubs, takeaways and gyms, with both Chester-le-Street and Houghton-le-Spring town centres nearby for a wider choice of shops and services. Local schools such as Dubmire Primary and Kepier School are also close at hand. Excellent road connections via the A1(M), A690 and A19 make it ideal for commuters travelling to Durham, Sunderland, Newcastle and beyond.













Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 75 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Sunderland Council, Band D - Approx. £2,093 p.a

Energy Rating: B

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

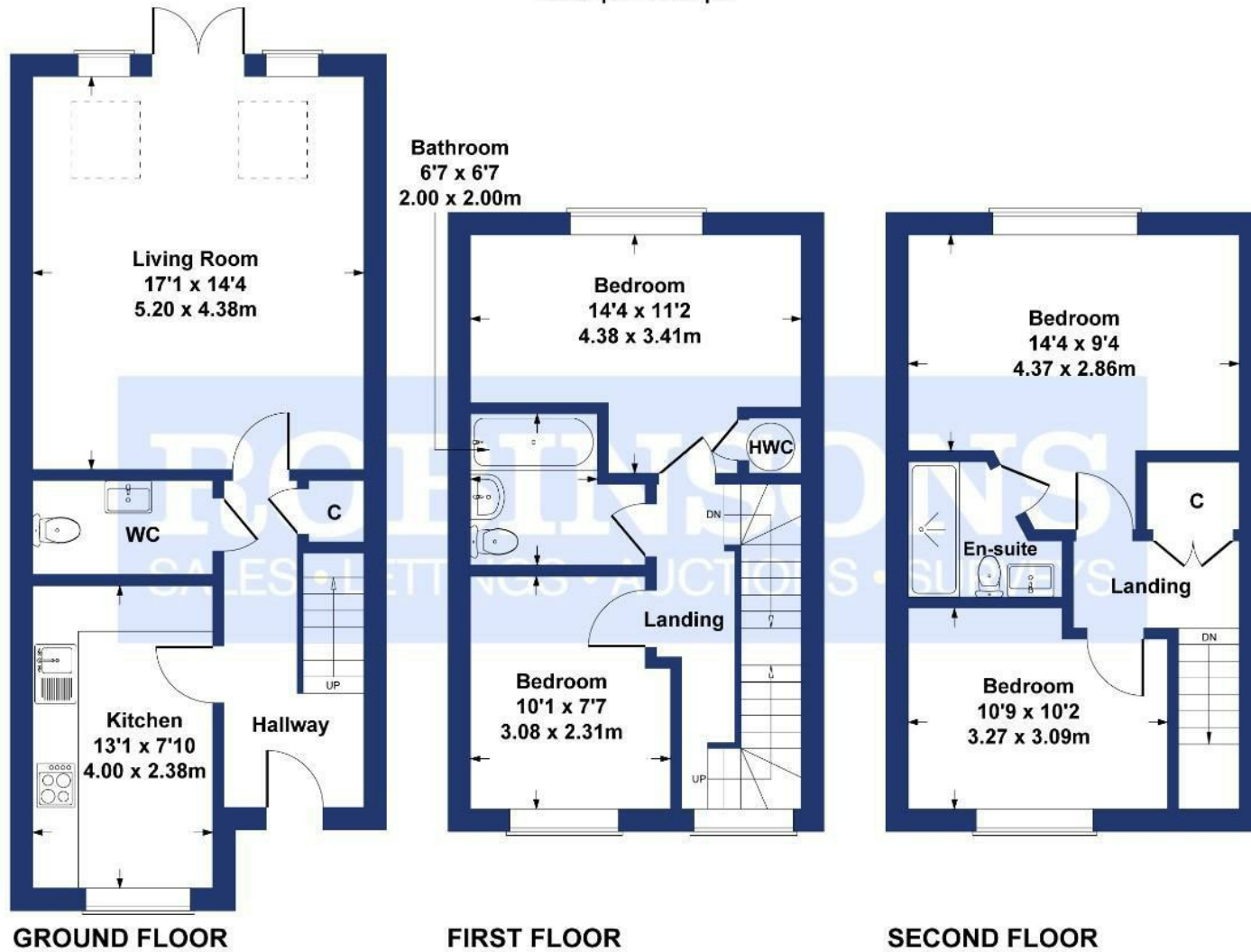
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





Wingate

Approximate Gross Internal Area
1195 sq ft - 111 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A		90	91
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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