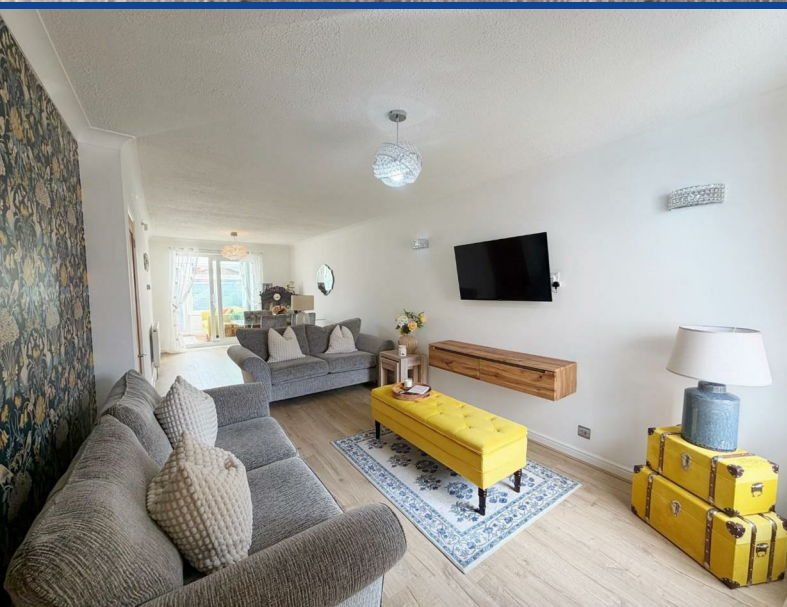




Taylor Grove, TS28 5PA
3 Bed - House - Semi-Detached
£164,950

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Presented to a 'show home' standard throughout; we are thrilled to offer to the market this deceptively spacious semi detached house with three bedrooms on Taylor Grove, pleasantly positioned in a cul-de-sac within the popular, family orientated location of Wingate. This tastefully decorated residence is the perfect purchase for young families/first time buyers seeking space & style. Having easy access to all of the immediate amenities offered in & around Wingate itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combi boiler & double glazing throughout. In brief, this immaculate property comprises: Welcoming entrance lobby with access to a useful ground floor cloaks/wc, a stunning open-plan lounge/dining area (measuring 27ft approximately) with sliding doors into a conservatory to rear & a lovely kitchen with a range of fitted wall & base units. The first floor landing boasts three good sized bedrooms & a spacious family bathroom with modern four piece suite. Externally, the property enjoys an enclosed garden to the rear which is paved for low maintenance whilst the front is open aspect & offers driveway parking which in turn, leads to a 19ft (approximately) single garage. This is a beautiful family home & we thoroughly encourage full internal inspection in order to fully appreciate its style, space, standard, quality & layout.

FREEHOLD
Council Tax Band: B
EPC Rating: D

ENTRANCE LOBBY

GROUND FLOOR CLOAKS / WC

LOUNGE / DINING AREA
27'11 x 10'0 (8.51m x 3.05m)

CONSERVATORY
15'5 x 8'5 (4.70m x 2.57m)

KITCHEN
16'11 x 9'2 (5.16m x 2.79m)

FIRST FLOOR LANDING

MASTER BEDROOM
12'11 x 9'4 (3.94m x 2.84m)

BEDROOM TWO
14'2 x 9'4 (4.32m x 2.84m)

BEDROOM THREE
10'2 x 8'1 (3.10m x 2.46m)

FAMILY BATHROOM
9'8 x 8'8 (2.95m x 2.64m)

EXTERNALLY

SINGLE GARAGE
19'0 x 7'9 (5.79m x 2.36m)

DISCLAIMER

Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

COMPLIANCE

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.



OUR SERVICES

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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Taylor Grove, Wingate, TS28 5PA

Approximate Gross Internal Area
1367 sq ft - 127 sq m



GROUND FLOOR

FIRST FLOOR

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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	68	
EU Directive 2002/91/EC		
England & Wales		

DURHAM

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WYNYARD

The Wynd

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E: info@robinsonswynyrd.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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