



Winning Close, TS28 5FR
3 Bed - House - Semi-Detached
£159,995

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We are delighted to offer to the market with no onward chain; this deceptively spacious three bedroom semi detached house pleasantly positioned on Winning Close, within the popular, family orientated location of Wingate. 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 well proportioned residence comprises: Welcoming entrance hallway with access to a useful ground floor cloaks/wc, lounge with window to front elevation & stairs to the first floor & an impressive open-plan kitchen/dining area with a range of fitted wall & base units & access to the rear garden. The first floor landing boasts three bedrooms (the master bedroom having en-suite facilities) & a modern family bathroom. Externally, the home enjoys an enclosed garden to rear whilst the front is open aspect & has double driveway parking. We thoroughly encourage full internal inspection in order to fully appreciate the style, space & layout of this impressive property for sale.

FREEHOLD
EPC Rating: B
Council Tax Band: B

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE
16'10 x 12'0 (5.13m x 3.66m)

KITCHEN / DINING AREA
15'7 x 11'3 (4.75m x 3.43m)

FIRST FLOOR LANDING

MASTER BEDROOM
10'9 x 10'3 (3.28m x 3.12m)

EN-SUITE SHOWER ROOM
7'11 x 4'7 (2.41m x 1.40m)

BEDROOM TWO
10'1 x 8'3 (3.07m x 2.51m)

BEDROOM THREE
10'1 x 8'3 (3.07m x 2.51m)

FAMILY BATHROOM
8'3 x 6'4 (2.51m x 1.93m)

EXTERNALLY

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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Strategic Marketing Plan

Dedicated Property Manager

Winning Close, Wingate, TS28 5FR



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	96
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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WYNYARD

The Wynd
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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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