



Wellfield Road North, TS28 5JZ  
2 Bed - House - Semi-Detached  
£135,000

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We are delighted to offer to the market with no onward chain; this exceptionally well presented, 1930's style semi detached house with two double bedrooms pleasantly situated on Wellfield Road North, within the popular, family orientated location of Wingate. This deceptively spacious residence has been a loving home for many years, has been maintained to a superb standard throughout & is the perfect purchase for first time buyers/young families or those looking to downsize. Having easy access to all of the local amenities offered in & around the immediate area 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. In brief, this well proportioned home comprises: Welcoming entrance lobby with stairs to the first floor, lovely lounge with bay window to front elevation & kitchen/dining area with a range of fitted wall & base units. The first floor landing boasts two double bedrooms & a re-fitted shower room. Externally, this immaculate property enjoys a superb sized, enclosed garden to the rear which is largely laid to lawn with patio area whilst the front is also enclosed with a further lawned area. We thoroughly recommend full internal inspection in order to fully appreciate the style, standard, quality & layout of this exquisite home for sale.

FREEHOLD  
Council Tax Band: A  
EPC Rating: D

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

13'11 x 12'5 (4.24m x 3.78m)

#### **KITCHEN / DINING AREA**

16'2 x 8'2 (4.93m x 2.49m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

12'5 x 9'11 (3.78m x 3.02m)

#### **BEDROOM TWO**

9'11 x 9'4 (3.02m x 2.84m)

#### **SHOWER ROOM**

7'5 x 5'4 (2.26m x 1.63m)

#### **EXTERNALLY**



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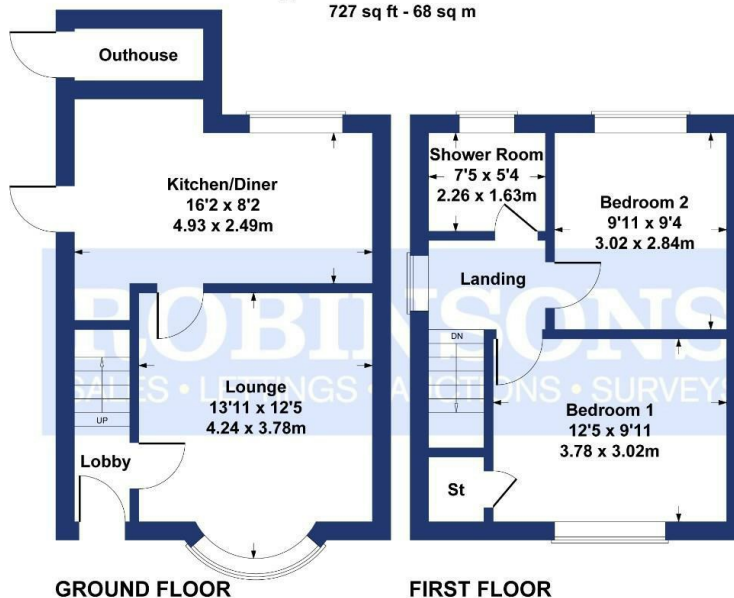
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Wellfield Road North, Wingate, TS28 5JZ

Approximate Gross Internal Area  
727 sq ft - 68 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. 2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
EU Directive 2002/91/EC	
England & Wales	

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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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