



Sandford Close, Wingate, TS28 5FD
3 Bed - House - End Terrace
£89,950

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We are thrilled to offer to the market with no onward chain; this impressive three bedroom end-link house on Sandford Close, within the popular, family orientated area of Wingate. Having easy access to all of the immediate amenities offered in & around the area itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Sunderland, the property also benefits from gas central heating & double glazing throughout. An ideal opportunity for the young family/first time buyers or buy-to-let investors; this deceptively spacious property briefly comprises: Welcoming entrance lobby with stairs to the first floor & access to a useful ground floor cloaks/wc, lounge with patio doors to rear & a kitchen/dining area with a range of fitted wall & base units. The first floor landing boasts three bedrooms & family bathroom with three piece suite. Externally, the property enjoys a good sized garden to the rear which is largely laid to lawn whilst the front is open aspect. Additionally, there are two allocated parking bays. We thoroughly recommend full internal inspection in order to fully appreciate the style, layout & space offered within this lovely property for sale.

FREEHOLD
EPC Rating: C
Council Tax Band: B

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE
13'9 x 10'9 (4.19m x 3.28m)

KITCHEN / DINING AREA
14'9 x 7'2 (4.50m x 2.18m)

FIRST FLOOR LANDING

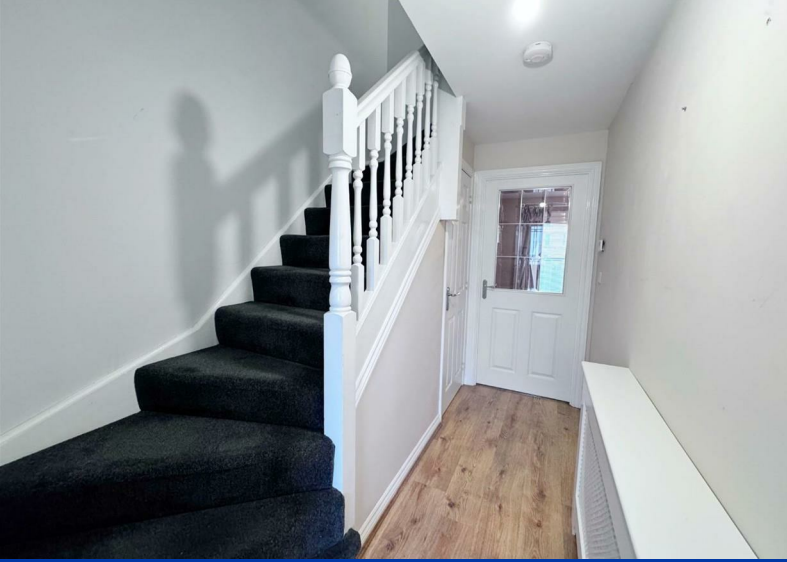
MASTER BEDROOM
13'5 x 11'5 (4.09m x 3.48m)

BEDROOM TWO
9'7 x 7'2 (2.92m x 2.18m)

BEDROOM THREE
7'8 x 6'5 (2.34m x 1.96m)

BATHROOM

EXTERNALLY



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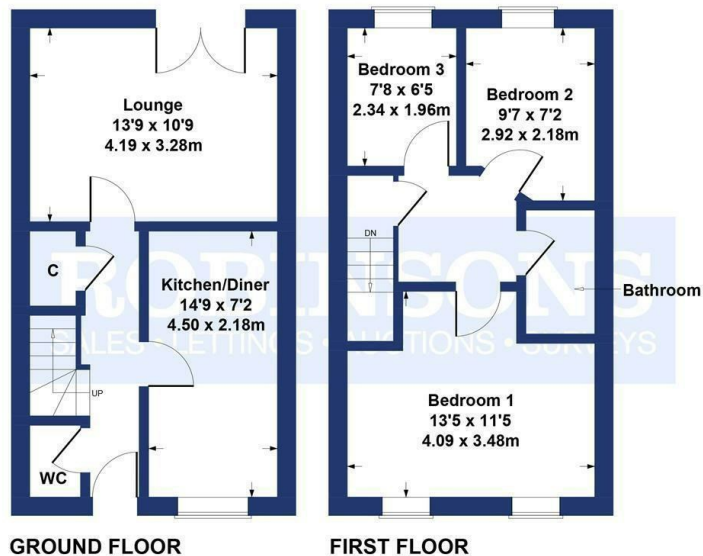
Strategic Marketing Plan

Dedicated Property Manager

Sandford Close, Wingate. TS28 5FD

Approximate Gross Internal Area

715 sq ft - 66 sq m



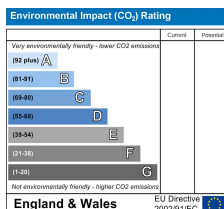
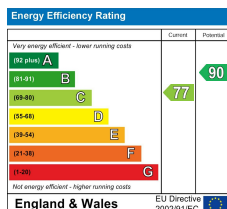
GROUND FLOOR

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. 2018



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