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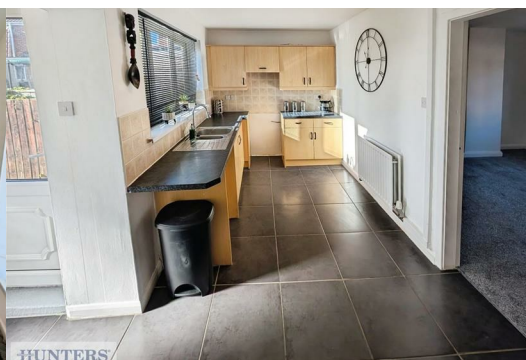
Williamson Square

Wingate, TS28 5JQ

Asking Price £75,000



OUTSTANDING SEMI DETACHED HOUSE - MOVE IN FOR CHRISTMAS .. Hunters are delighted to present to the market this recently refurbished two-bedroom semi detached home situated on Williamson Square in Wingate. The property offers a bright lounge, spacious fitted kitchen and an enchanting bathroom on the ground floor, with two well-proportioned double bedrooms upstairs. Externally, there is an enclosed rear south facing garden and driveway. With neutral decor and fresh finishes throughout, this home is ready to move into and would suit first-time buyers, couples or investors offering an average return of £675 pcm. Wingate is located within commuting distance of Durham City, the A19 and A1 which interconnect all regional centres. "NO CHAIN"



Entrance Hallway

The welcoming entrance features a staircase to the first floor accompanied with an external double glazed door, a radiator and further door opening into the impressive lounge.

Lounge 12'11" x 10'7" (3.96m x 3.23m)

A bright, freshly decorated reception room with white walls and grey fitted carpet. There is space to arrange sofas and additional living-room furniture, while the window allows natural light into the room. A decorative vertical timber-effect feature media wall adds character to the room and a doorway connects the lounge with the kitchen.

Kitchen 15'4" x 7'8" (4.68m x 2.34m)

A lovely and practical kitchen fitted with light wood-effect cabinets, dark worktops and tiled splashbacks. It includes a stainless-steel sink and drainer with shower faucet mixer taps, space along the worktop for food preparation and small appliances. The dark tiled floor gives the room a smart finish, and the layout provides room for a small table or additional storage, depending on how you choose to use the space.

Rear Hallway

The rear hallway links the kitchen with the bathroom and provides a useful transition between the main living area and the rest of the ground floor, accompanied with an external double glazed door to the rear south facing gardens and a radiator.

Bathroom 9'1" x 5'8" (2.79m x 1.74m)

A modern-looking bathroom beautifully finished with a white suite, including a bath with shower mixer taps, plus a rectangular vanity basin with storage beneath. Stylish wall panelling gives the room a fresh, easy-to-maintain finish, while the black-and-white shower curtain and dark accessories add contrast.

Landing

The first-floor landing is carpeted and provides access to both bedrooms. A window brings natural light into the stairwell and landing area with loft access.

Master Bedroom 15'4" x 13'4" (4.68m x 4.07m)

A spacious bedroom with freshly decorated white walls and grey carpet. The room has a window and radiator, with plenty of floor space for a double bed, wardrobes and other bedroom furniture. Its generous proportions leave flexibility for arranging the room to suit your needs. A further useful storage cupboard pleasantly conceals the Baxi gas combination boiler.

Second Bedroom 15'4" x 8'2" (4.68m x 2.50m)

A well-proportioned second double bedroom, also finished with neutral walls and grey carpet. It has a window offering elevated views across the south facing gardens, radiator, and offers space for a bed and bedroom furniture. It could also be used as a guest room, nursery or home office.

Outdoor Space

Externally, the property benefits from both front and rear gardens. To the front, there is an open gravelled driveway providing off street parking and access to the rear. The enclosed south facing rear garden is mainly laid to lawn with fenced boundaries and offers good outside space with potential to be improved further to suit the next owner's needs.

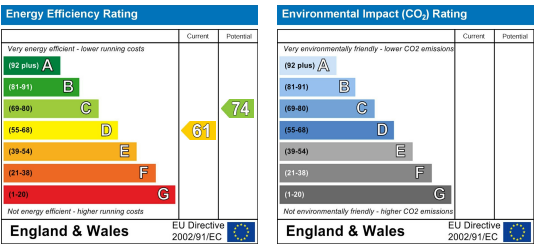
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.