



Market Crescent

Wingate, TS28 5AJ

Asking Price £45,000

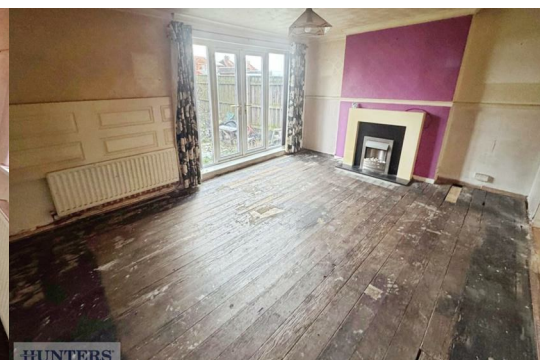


NOTICE OF OFFER: 16, Market Crescent Wingate, TS28 5AJ

By order of the mortgagees in possession, we would advise that an offer has been made for the above property in the sum of £58000. Any person wishing to increase on this offer should notify the selling agents of their best offer either prior to exchange or within the next 7 days which ever is sooner.

Hunters Peterlee, 5 Yoden Way, Peterlee, Durham, SR8 1BP

Situated on Market Crescent, Wingate, this spacious four-bedroom family home offers generous accommodation arranged over two floors and presents an excellent opportunity for buyers looking to renovate and add value. The property benefits from two sizeable reception rooms, a fitted kitchen, and a ground floor family bathroom, with four well-proportioned bedrooms located to the first floor. Throughout, the home retains a traditional layout with good room sizes and plenty of natural light, providing a solid foundation for modernisation. Externally, the property offers access to outdoor space and is conveniently located for local amenities, schools and transport links, making it ideal for families, investors or those seeking a refurbishment project.



Lounge 15'1" x 15'1" (4.60 x 4.60)
A generously sized front lounge featuring a large window allowing natural light into the space. The room benefits from a traditional layout with high ceilings and original floorboards, offering excellent potential for refurbishment. An open connection leads through to the dining area, creating a flexible living arrangement.

Dining Room 18'0" x 7'6" (5.50 x 2.30)
Positioned to the rear of the property, the dining room is a well-proportioned space with French doors opening directly onto the rear garden, providing plenty of natural light and indoor-outdoor flow. A feature fireplace forms a focal point of the room, with ample space for a family dining table and additional furnishings.

Kitchen 10'2" x 9'2" (3.10 x 2.80)
The kitchen is fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. A window overlooks the rear garden, providing natural light and ventilation. The room offers good scope for modernisation and reconfiguration to suit a buyer's individual taste and requirements.

Family Bathroom
The family bathroom comprises a three-piece suite including panelled bath with shower attachment, wash hand basin and low-level WC. The walls are fully tiled, and the room benefits from two frosted windows allowing for natural light while maintaining privacy. The space offers potential for updating to create a modern family bathroom.

Landing
The landing provides access to the four bedrooms and loft.

Master Bedroom 12'9" x 9'2" (3.90 x 2.80)
A spacious double bedroom positioned to the front of the property, featuring a large window providing ample natural light. The room offers generous floor space for bedroom furniture and benefits from high ceilings and original floorboards, presenting excellent potential for refurbishment.

Second Bedroom 12'9" x 9'2" (3.90 x 2.80)
Another well-proportioned double bedroom overlooking the rear of the property. The room is bright and airy with a large window and offers sufficient space for a double bed and additional furnishings, making it ideal as a second main bedroom.

Third Bedroom 9'10" x 8'10" (3.00 x 2.70)
A comfortable third bedroom, suitable for use as a single bedroom, nursery or home office. The room enjoys natural light from the window and provides a versatile layout with scope for modernisation to suit individual needs.

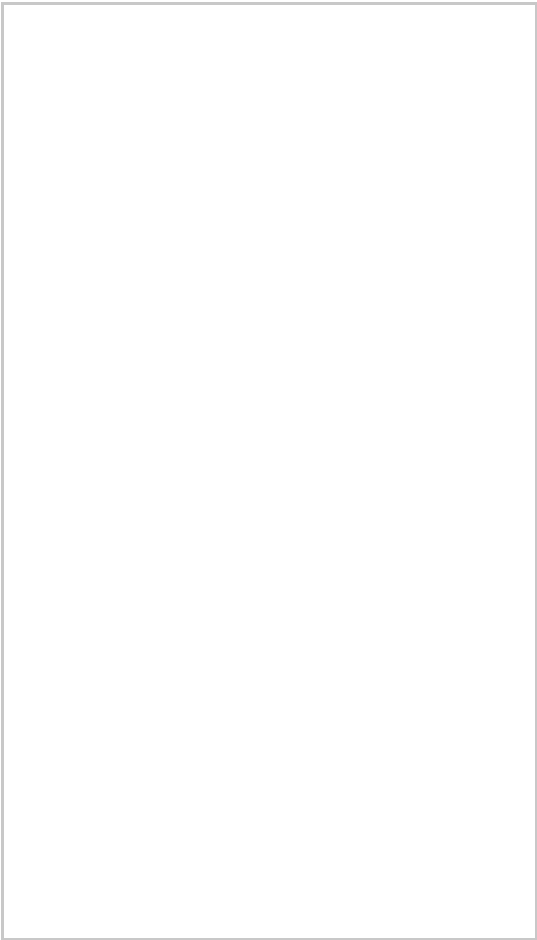
Fourth Bedroom 9'10" x 8'10" (3.00 x 2.70)
A further bedroom offering flexible accommodation, ideal as a guest room, child's bedroom or study. The room benefits from a window providing natural light and offers a practical layout for a range of uses.

External
Externally the property features generous sized enclosed gardens.

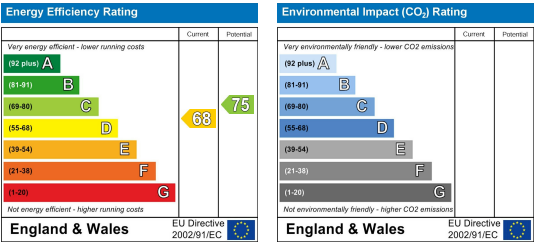
Area Map



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.