HUNTERS®

HERE TO GET *you* THERE



Williamson Square

Wingate, TS28 5JQ

Asking Price £75,000

2 | 1 | 1 | D

- RECENTLY REFURBISHED TWO-BEDROOM HOME
- BRIGHT LOUNGE WITH FEATURE MEDIA WALL
- MODERN-STYLE BATHROOM WITH SHOWER OVER THE BATH
- SECOND DOUBLE BEDROOM
- LARGER PRIVATE DRIVEWAY
- IDEAL FIRST HOME OR INVESTMENT @ £675PCM
- SPACIOUS KITCHEN WITH WOOD-EFFECT UNITS
- GENEROUS MASTER BEDROOM
- REAR SOUTH FACING GARDENS
- " NO CHAIN "

Tel: 0191 586 3836

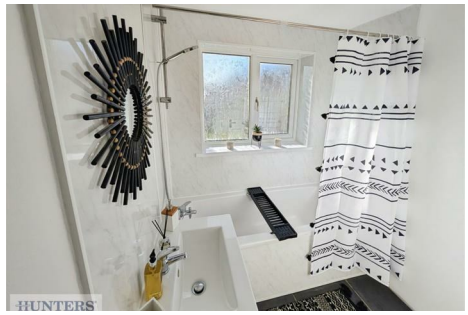
Williamson Square

Wingate, TS28 5JQ

Asking Price £75,000







OUTSTANDING SEMI DETACHED HOUSE - DRIVEWAY - SOUTH FACING GARDENS .. Hunters are delighted to present to the market this beautiful recently refurbished two-bedroom semi detached home. The property offers a bright lounge, spacious fitted kitchen two double bedrooms and an eye catching bathroom. Externally, there is an enclosed rear south facing garden and a private 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, local shops and schools. "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 fresh fitted carpet. There is space to arrange sofas and additional living-room furniture, while the double glazed window allows natural light into the room complimented with a contemporary radiator cover. A decorative vertical timber-effect feature media wall adds character to the room whilst a doorway connects the lounge with the kitchen.

Breakfasting 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 placed beneath a double glazed window overlooking the rear south facing gardens, 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 breakfast table or additional storage, depending on how you choose to use the space. Further accompaniments include an electrical cooker point, plumbing for an automatic washing machine and an open aspect to the rear hallway.

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 a continuation of the tiled flooring from the breakfasting kitchen, 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 panel bath complete with with shower mixer tap fitments, a rectangular vanity basin inset into an attractive vanity cabinet, a low level W/c and a radiator. Stylish partial wall panelling and tiled flooring gives the room a fresh, easy-to-maintain finish, a double glazed frosted window is positioned to the rear of the home, while the black-and-white shower curtain and dark accessories add contrast to the wonderful area.

Landing

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

Master Bedroom

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

Positioned at the front of this wonderful home the spacious master bedroom with freshly decorated white walls and carpeting provides a double glazed window offering elevated views across the driveway and radiator and 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)

Nestled towards the rear of the home, the well-proportioned second double bedroom is also finished with neutral walls and fresh carpeting. It has a double glazed window providing elevated views across the south facing gardens, a radiator and offers space for a double 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 a larger than average open gravelled driveway providing off street parking for family vehicles or even a works van, given the larger proportions. The enclosed south facing rear garden is mainly laid to lawn with fenced boundaries and offers lovely outside space for family gatherings and outdoor enjoyment during the warm summer months.

Floorplan


Bathroom
Rear Hall
Dining Kitchen
Store
Lounge
Entrance Hall
Second Bedroom
Landing
Store
Master Bedroom

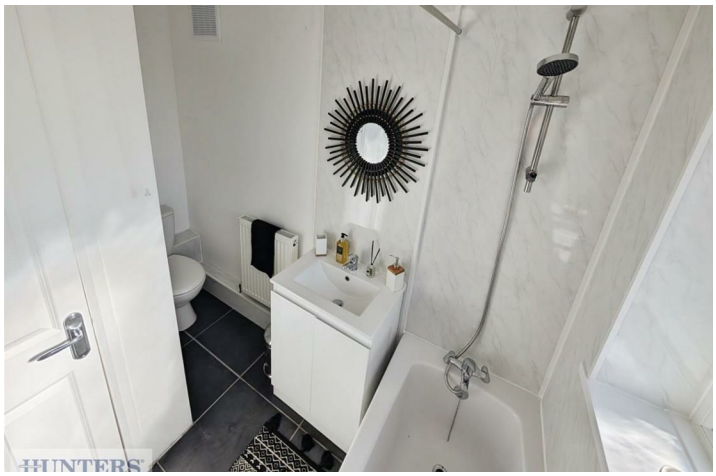
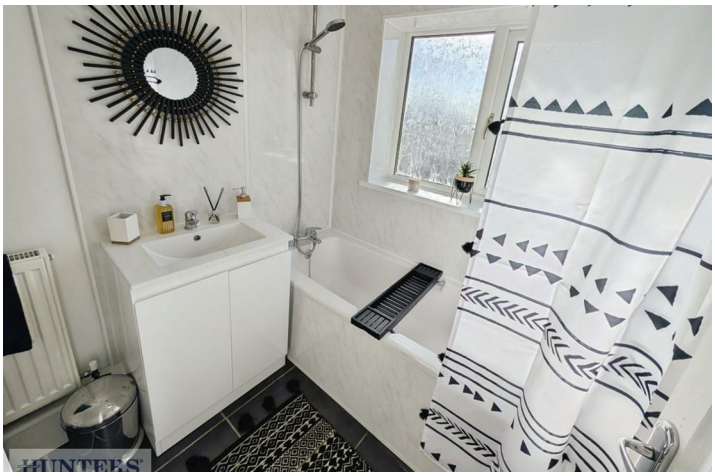
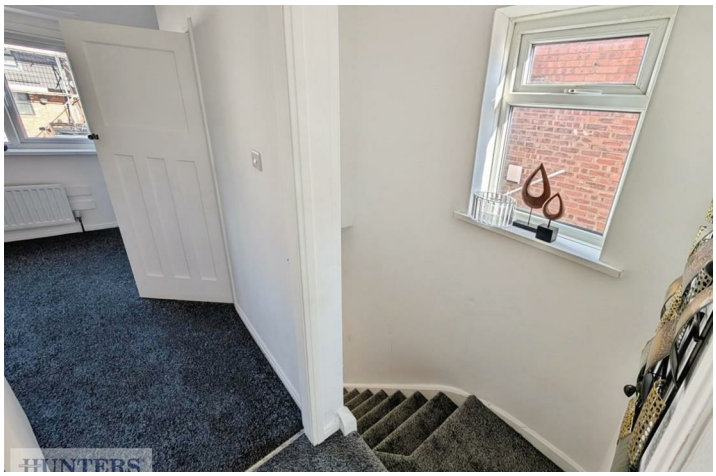








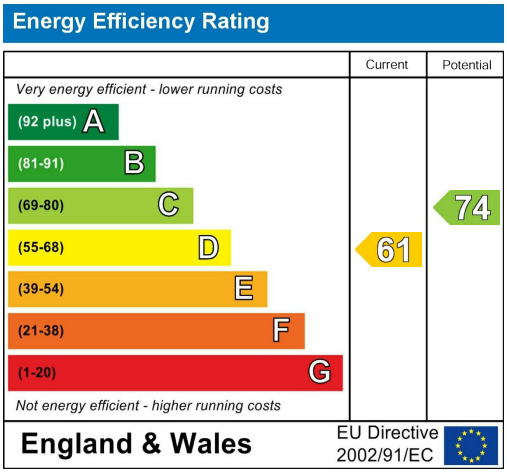


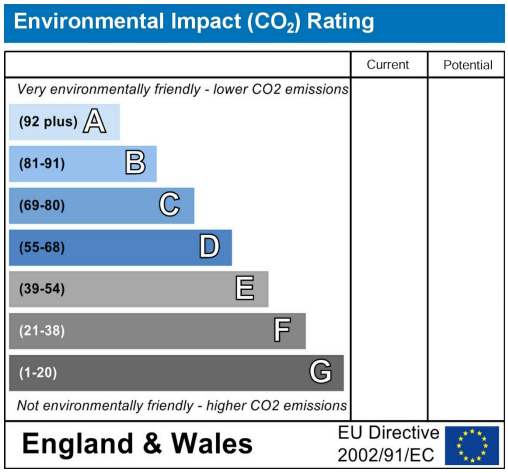









Energy Efficiency Graph





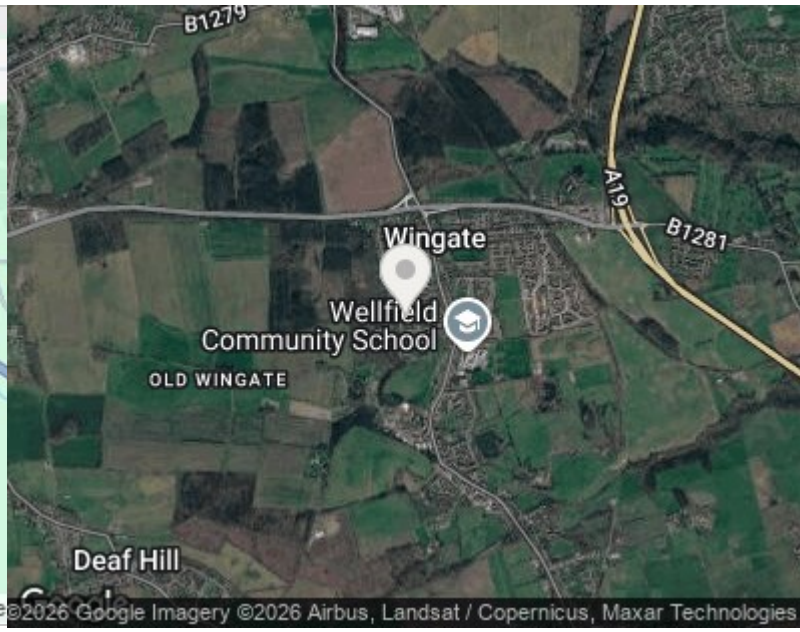
Viewing

Please contact our Hunters Peterlee Office on 0191 586 3836 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map







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.

5 Yoden Way, Castledene Shopping Centre, Peterlee, SR8 1BP
Tel: 0191 586 3836 Email: peterlee@hunters.com
https://www.hunters.com

