

HUNTERS[®]

HERE TO GET *you* THERE



Sandford Close

Wingate, TS28 5FD

£90,000



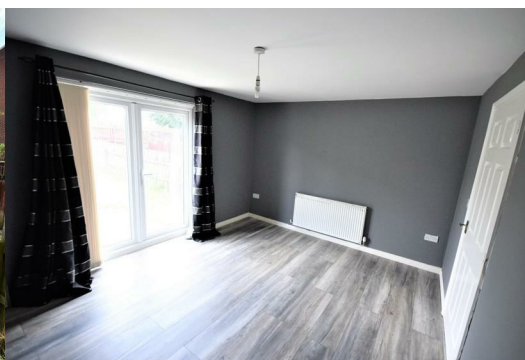
Notice Of Offer

Property Address: 51 Sandford Close, Wingate, County Durham, TS28 5FD

We advise that an offer has been made for the above property in the sum of £85,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: Hunters, 5 Yoden Way, Peterlee, County Durham, SR8 1BP.

Agents Telephone Number: 01915863836.



Property Summary

THREE BEDROOM HOUSE - GARDENS - OFF STREET PARKING...
Hunters are delighted to present to the market this wonderful residence which is ideally situated for commuting as it sits within easy reach of the A19 and the A181 which interconnects with the A1 and Durham City. The accommodation briefly comprises of an entrance hallway which leads into the lounge and the ground floor cloakroom W/c, a dining kitchen, family bathroom, three bedrooms and an enclosed rear garden which leads to the off street parking facility. EPC: C, Council Tax Band A. For further information and to arrange for a viewing please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre.

Entrance Hallway

The entrance hall includes an exterior double glazed door accompanied with laminated flooring, a radiator and feature open stairwell to the first floor landing.

Cloakroom W/c

Conveniently located off the hallway, this useful facility features a double glazed window, a low level W/c, hand wash basin and a radiator.

Lounge 13'11" x 10'11" (4.25m x 3.33m)

Nestled towards the rear of the residence, this lovely reception room provides direct access into the enclosed rear gardens via a pair of double glazed patio doors complimented with attractive laminated flooring, a radiator and a feature elevated contemporary electric fire.

Dining Kitchen 15'1" x 7'3" (4.60m x 2.23m)

Situated at the front of the home, the dining kitchen provides an array of both wall and floor cabinets finished in light beech colours and contrasting laminated work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fittings set beneath a double glazed window offering views across the front grounds. Additional accompaniments include a concealed gas boiler and both an electric oven and a gas hob positioned below an elevated brushed steel extractor canopy, plumbing for an automatic washing machine, laminated flooring and a radiator.

Landing

A welcoming area which provides access into the three bedrooms and the family bathroom, a useful storage cupboard and convenient loft access.

Master Bedroom 13'11" x 9'3" into recess (4.26m x 2.83m into recess)

Located at the front of the home, the master bedroom features two double glazed windows and a radiator.

Second Bedroom 9'9" x 7'1" (2.98m x 2.18m)

Positioned to the rear of the property the bedroom includes a double glazed window offering elevated views across the gardens and a radiator.

Third Bedroom 7'10" x 6'7" (2.39m x 2.01m)

Situated adjacent to the second bedroom at the rear of the home, the third bedroom features a double glazed window and a radiator.

Family Bathroom 6'7" x 5'6" (2.01m x 1.70m)

The family bathroom features a white suite comprising of an elevated shower over the panel bath, a low level W/c and a pedestal hand wash basin. Additional notable features include attractive partial wall tiling, a radiator and a double glazed window.

Outdoor Space

At the front of the property there is a small courtyard garden laid to lawn and an gate offers accessibility into the wonderful lawned gardens subdivided with a paved patio and a pathway leads to a further access gate at the top of the garden area. The access gate opens into a L shaped area of lawn leading to an off street parking facility for one family vehicle.

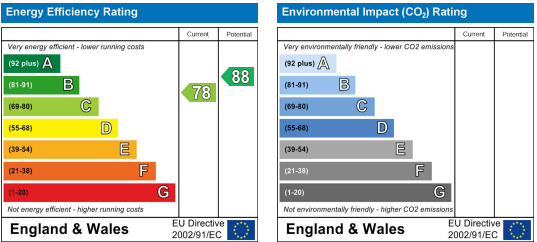
Area Map



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.