

Sandford Close, Wingate, TS28 5FD
3 Bed - House - End Terrace
£95,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

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

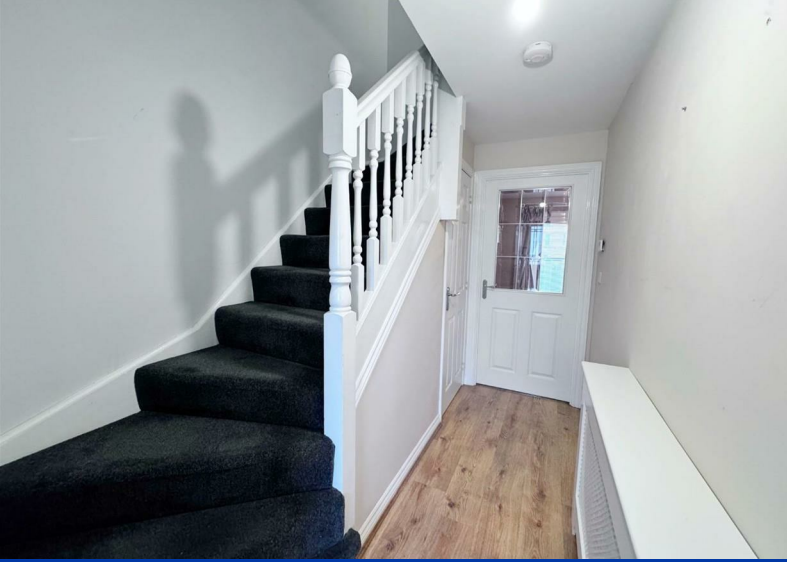
MASTER BEDROOM
13'5 x 11'5 (4.09m x 3.48m)

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



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

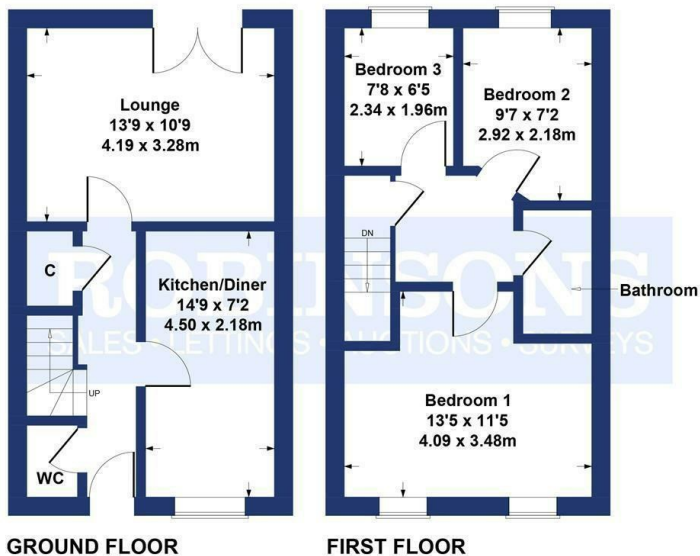
Lettings and Management

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
77	90		

Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (54-68), E (39-53), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating scale: A (10-49), B (50-79), C (80-109), D (110-139), E (140-169), F (170-200), G (201-230).

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk
www.robinsonsestateagents.co.uk