



High Grange Way, Wingate, TS28 5FF

welcome to

High Grange Way, Wingate

This stunning, new build, four bedroom, detached home offers a contemporary layout designed for modern living. Situated within a highly sought after modern development, this exceptional home truly ticks all the boxes for stylish, comfortable family living.

Entrance Hall

Bright, spacious, open into:-

Lounge/ Dining/ Kitchen

25' 7" maximum x 16' 1" maximum (7.80m maximum x 4.90m maximum)

(All open space), composite door to front, window to side, fitted with a range of wall and base units with complimenting working surfaces, integrated fridge/freezer, dishwasher, oven and microwave, hob and hood, radiator, bi-fold doors to rear.

First Floor

Landing

Loft hatch access, radiator.

Bedroom 1

12' 4" maximum x 13' maximum (3.76m maximum x 3.96m maximum)

Window to front, built in wardrobes, radiator.

En Suite

Shower cubicle, wall mounted wash hand basin, low level low flush wc, extractor fan, radiator, window to front.

Bedroom 2

12' 7" x 10' 1" (3.84m x 3.07m)

Window to front, radiator.

Bedroom 3

12' 6" x 7' 8" maximum (3.81m x 2.34m maximum)

Window to rear, radiator.

Bedroom 4

10' 4" x 8' 7" excluding wardrobes (3.15m x 2.62m excluding wardrobes)

Window to rear, built in wardrobes, radiator.

Bathroom

Window to rear, bath with shower over, wall mounted wash hand basin, low level low flush wc, attractive tiling, radiator.

Externally

Front

Lawn area with flowered borders, double width driveway.

Rear Garden

Predominately laid to lawn, fully enclosed, patio area.

Garage





view this property online mannersandharrison.co.uk/Property/HAR119475



welcome to

High Grange Way, Wingate

- STUNNING
- NEW BUILD
- MODERN
- EN SUITE
- GARAGE

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£255,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online mannersandharrison.co.uk/Property/HAR119475



Property Ref:
HAR119475 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk