



Vicarage Estate, TS28 5BP
3 Bed - House - Semi-Detached
£80,000

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We are delighted to offer to the market with no onward chain; this deceptively spacious three bedroom semi detached house on Vicarate Estate, within the popular, family orientated location of Wingate. This well proportioned residence occupies an impressive plot to rear elevation & is in ideal purchase for the young family/first time buyer or buy-to-let investors. Having easy access to all of the immediate amenities Wingate has to offer & within excellent commuting distance to all major road links leading to Durham City, Sunderland & Teesside, the property also benefits from gas central heating & double glazing throughout. In brief, the property comprises: Welcoming entrance hallway with stairs to the first floor, lounge with window to front elevation, dining room, kitchen with a range of fitted wall & base units, separate utility room & useful ground floor cloaks/wc. The first floor landing boasts three bedrooms & family bathroom. Externally, the property enjoys a superb sized, enclosed plot to rear which is largely laid to lawn & bears round to the side, whilst a smaller garden area is positioned to the front. We urge clients not to miss out & strongly recommend thorough internal inspection in order to fully appreciate the style, layout & potential of this impressive residence for sale. Please note that this property is of Non-Traditional construction.

FREEHOLD
EPC Rating: C
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE
13'9 x 12'2 (4.19m x 3.71m)

DINING ROOM
10'4 x 8'8 (3.15m x 2.64m)

KITCHEN
10'4 x 8'8 (3.15m x 2.64m)

UTILITY AREA

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM
13'7 x 12'0 (4.14m x 3.66m)

BEDROOM TWO
13'5 x 8'7 (4.09m x 2.62m)

BEDROOM THREE
9'1 x 8'6 (2.77m x 2.59m)

FAMILY BATHROOM
7'1 x 6'0 (2.16m x 1.83m)

EXTERNALLY



OUR SERVICES

Mortgage Advice

Conveyancing

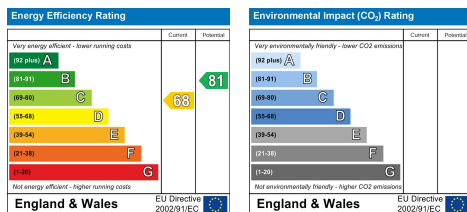
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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