



**North Road West, TS28 5AP**  
**3 Bed - House - Semi-Detached**  
**Offers Over £78,000**

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We are thrilled to offer to the market with no onward chain; this recently refurbished three bedroom semi detached house on North Road West, within the popular, family orientated location of Wingate. An ideal opportunity for first time buyers or buy-to-let investors to acquire this well proportioned property which benefits from gas central heating & double glazing throughout. Having easy access to all of the immediate amenities offered in & around the area itself, the property is also within excellent commuting distance to all major road links leading to Durham City, Sunderland & Teesside. In brief, the property comprises: Entrance door into an impressive open-plan lounge/re-fitted kitchen area (measuring 21ft approximately) with a range of fitted wall & base units, inner hallway leading to a separate utility room & a re-fitted bathroom with three piece suite. The first floor landing boasts three bedrooms (two of which are double). Externally, the property enjoys an enclosed yard to the side elevation. We thoroughly recommend full internal inspection in order to fully appreciate the size, style, space & layout of this tastefully decorated residence for sale.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: A

**ENTRANCE INTO:****OPEN-PLAN LOUNGE/KITCHEN AREA**

21'7 x 17'11 (6.58m x 5.46m)

**INNER HALLWAY****UTILITY ROOM**

8'6 x 5'7 (2.59m x 1.70m)

**FAMILY BATHROOM**

8'6 x 5'3 (2.59m x 1.60m)

**FIRST FLOOR LANDING****MASTER BEDROOM**

11'5 x 10'10 (3.48m x 3.30m)

**BEDROOM TWO**

11'6 x 10'4 (3.51m x 3.15m)

**BEDROOM THREE**

7'3 x 6'1 (2.21m x 1.85m)

**EXTERNALLY**





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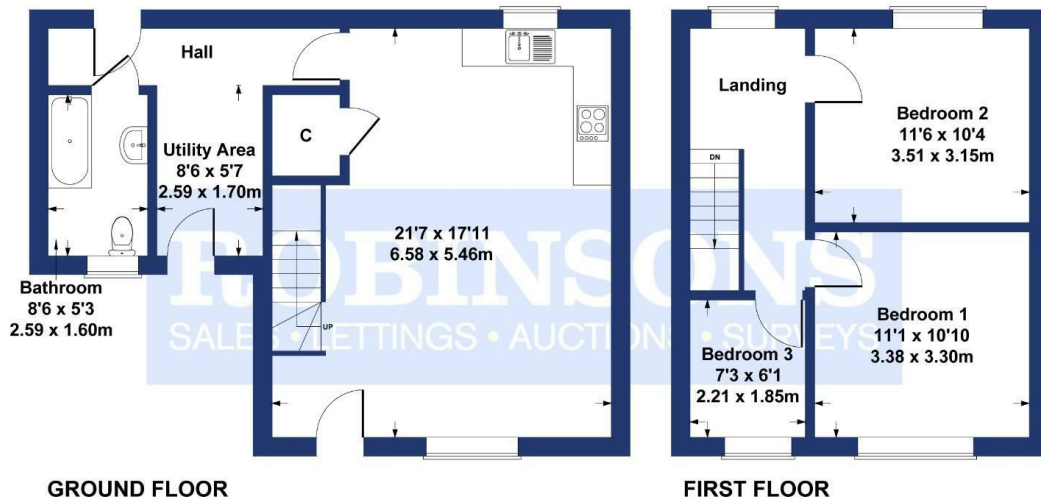
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

North Road West, Wingate, TS28 5AP

Approximate Gross Internal Area  
915 sq ft - 85 sq m



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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(41-54)	E		
(21-40)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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