



Edderacres Walk, TS28 5FH
4 Bed - House - End Link Terrace
25% Shared Ownership £51,250

EPC Rating: B
Tenure: Leasehold
Council Tax Band: C



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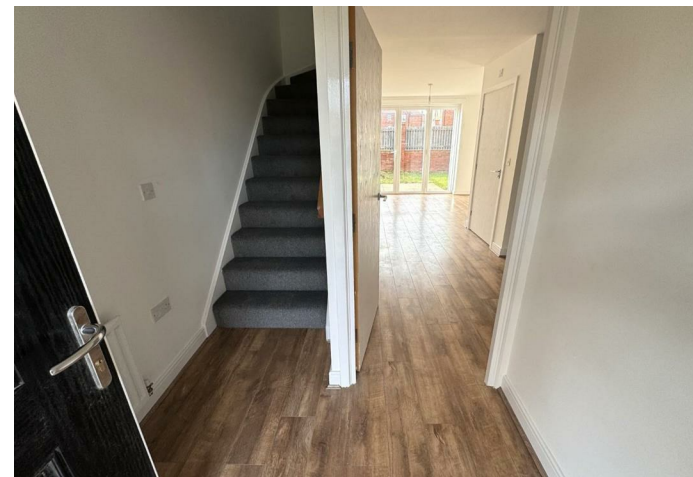
Edderacres Walk Wingate TS28 5FH

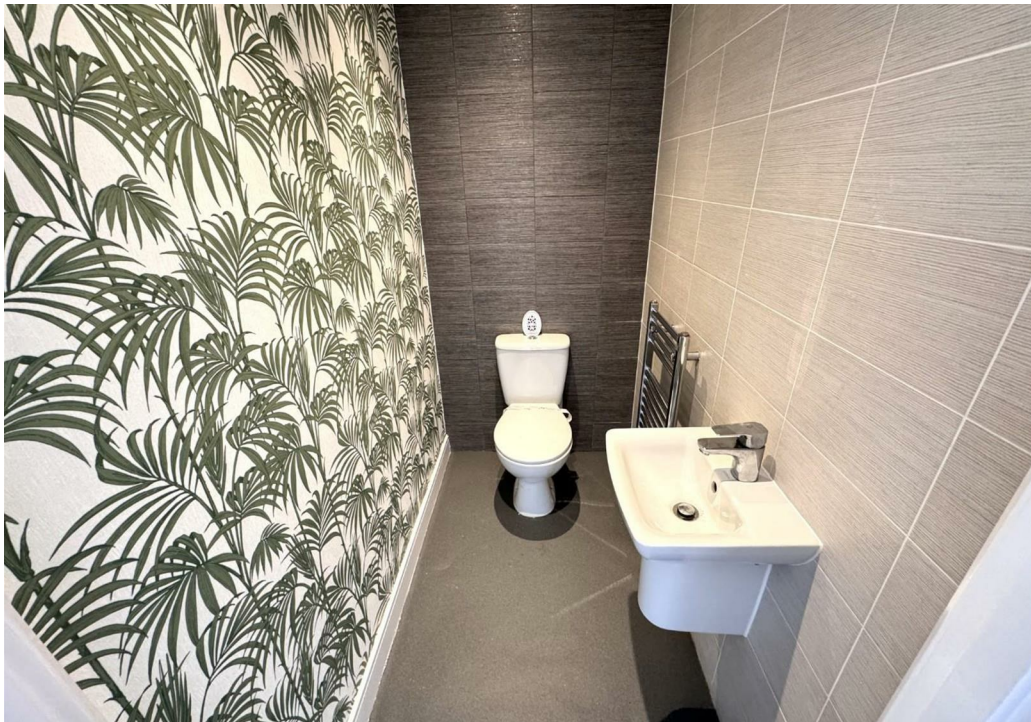
*** NO CHAIN INVOLVED *** AVAILABLE ON A 25% SHARED OWNERSHIP SCHEME *** A deceptively spacious FOUR BEDROOM town house on the modern Wood Avens development by Avant Homes. The home offers well proportioned accommodation spread over three floors. Built to the 'Weybridge' style and occupying a pleasant position within the development. Shared Ownership is a home buying scheme where you buy a share, for example 25% and pay rent on the remaining 75%. Our client is offering flexibility to buy a share between 25% and 75% of the property's full market value. Rent and service charges can be provided upon request.

Built in 2019 and since enhanced with new kitchen units, full redecoration and new flooring. The internal layout comprises: entrance hall with stairs to the first floor and access to the open plan kitchen/diner which leads directly into the rear lounge with bi-folding doors to the rear garden. To the first floor are three bedrooms and a modern family bathroom, whilst to the second floor is a large walk-in store room and master bedroom with pleasant outlook and modern en-suite shower room.

Externally is a low maintenance front which overlooks a pedestrian walkway. The property occupies an attractive position with distant roof top view. To the rear is an enclosed garden, block paved driveway and larger than average garage. The rear of the property is accessed via Martindale Walk turning into Pickering Wynd.

Wingate is approximately three miles away from Peterlee and seven miles away from Hartlepool. The A19 is also close by, providing easy access to the wider region around County Durham. Castle Eden is a short drive from the Wood Avens Village development. There you'll find the Castle Eden Inn & Restaurant, plus golf course and nature reserve.











GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door, fitted with modern laminate flooring, stairs to the first floor with newly fitted carpet, single radiator.

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM

LOUNGE AREA

16'5 x 9'6 (5.00m x 2.90m)

uPVC double glazed bi-folding doors to the rear garden, modern laminate flooring, useful under stairs storage cupboard, television point, double radiator.

KITCHEN/DINING AREA

12'8 x 11'7 (3.86m x 3.53m)

Recently refitted with a modern range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with microwave above, separate four ring gas hob with three speed extractor hood over, all finished in brushed stainless steel with matching splashback, integrated fridge and freezer, recess for washing machine, four drawer unit to base level, uPVC double glazed window to the front aspect, laminate flooring, double radiator.

GUEST CLOAKROOM/WC

5'7 x 3'8 (1.70m x 1.12m)

Fitted with a modern two piece suite comprising: wall mounted wash hand basin with chrome mixer tap, close coupled WC, attractive tiling to walls, non-slip flooring, inset spotlighting to ceiling, extractor fan, chrome heated towel radiator.

FIRST FLOOR

LANDING

Turned staircase to the second floor, fitted carpet, access to three bedrooms and bathroom.

BEDROOM TWO

12'3 x 9'2 (3.73m x 2.79m)

uPVC double glazed window to the front aspect, newly fitted carpet, single radiator.

BEDROOM THREE

13'2 x 9'2 (4.01m x 2.79m)

uPVC double glazed window overlooking the rear garden, newly fitted carpet, single radiator.

BEDROOM FOUR

9' x 8' (2.74m x 2.44m)

uPVC double glazed window overlooking the rear garden, newly fitted carpet, single radiator.

BATHROOM/WC

7' x 5'6 (2.13m x 1.68m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and chrome shower over, protective glass shower screen, wall mounted wash hand basin with

chrome mixer tap, close coupled WC, attractive tiling to splashback, uPVC double glazed window to the front aspect, shaver point, spotlighting to ceiling, chrome heated towel radiator.

SECOND FLOOR LANDING

uPVC double glazed window to the side aspect, newly fitted carpet, access to master bedroom and walk-in store room.

STORE ROOM

7'5 x 5'2 (2.26m x 1.57m)

Wall mounted gas central heating boiler, newly fitted carpet, access to eaves storage.

MASTER BEDROOM

16'1 x 12'6 (4.90m x 3.81m)

A good sized master bedroom, with uPVC double glazed dormer window to the front aspect, wardrobe recess, eaves storage, newly fitted carpet, double radiator, access to:

EN-SUITE SHOWER ROOM/WC

8'7 x 4'9 (2.62m x 1.45m)

Fitted with a modern three piece suite and chrome fittings comprising: walk-in shower area with chrome overhead shower and separate attachment, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, close coupled WC, attractive tiling to splashback, being full height to shower level, inset spotlighting to ceiling, extractor fan, shaver point, chrome heated towel radiator.

EXTERNALLY

The property features a low maintenance garden to the front overlooking a pedestrian walkway. Access to the side of the property leads through to the rear, with a block paved driveway providing useful off street parking and further tarmac area providing additional off street parking. The enclosed rear garden is in need of some maintenance, with lawn and fenced boundaries.

LARGER THAN AVERAGE GARAGE

19'7 x 9'9 (5.97m x 2.97m)

A larger than average garage with up and over access door, light, power points and overhead storage space.

NB 1

All buyers purchasing on a shared ownership basis will need to meet the eligibility criteria of the scheme.

The criteria are set by the Government and cannot be breached. The main criteria are that the applicant has a household income of under £80,000 per annum and is not a current homeowner. There are some exceptions to the homeowner rule, e.g. if current property is sold subject to contract.

Once an offer is accepted a financial assessment will need to be carried out to confirm whether the buyer is eligible to proceed with the purchase.

NB 2

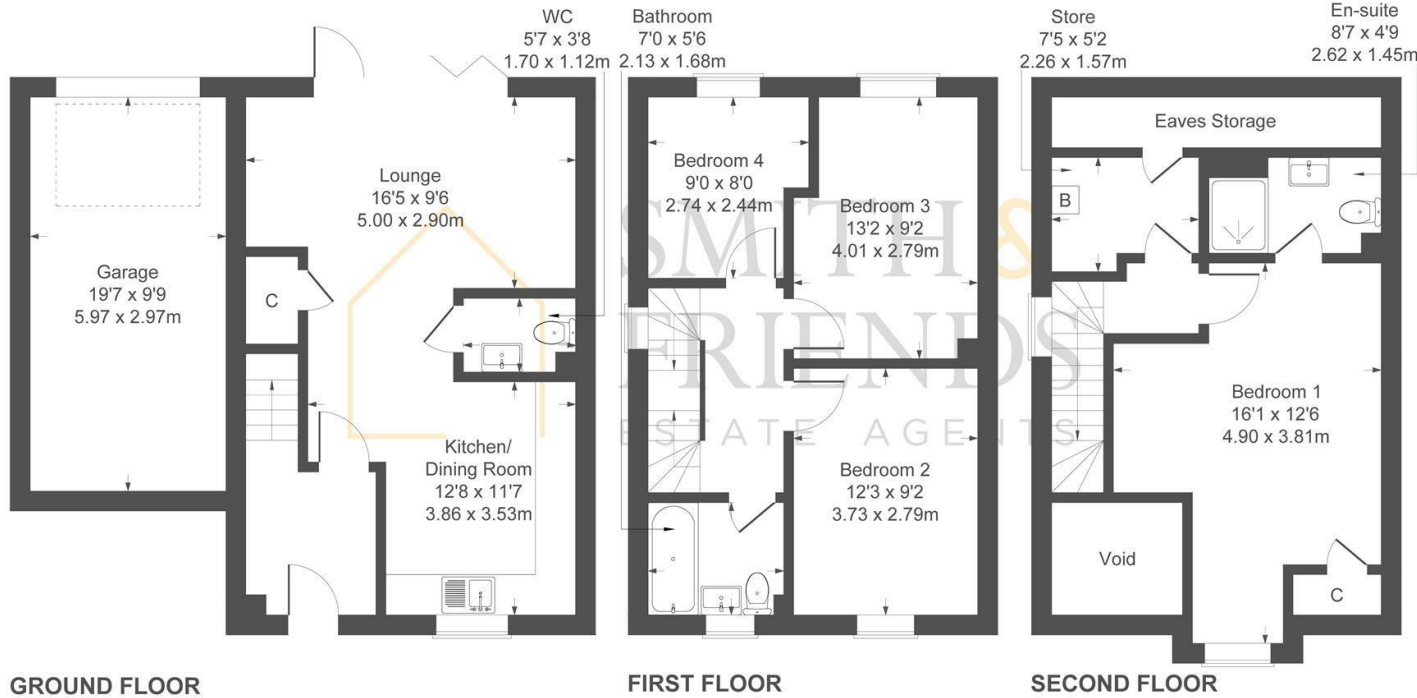
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Edderacres Walk

Approximate Gross Internal Area
1393 sq ft - 129 sq m
(Excluding Void)



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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