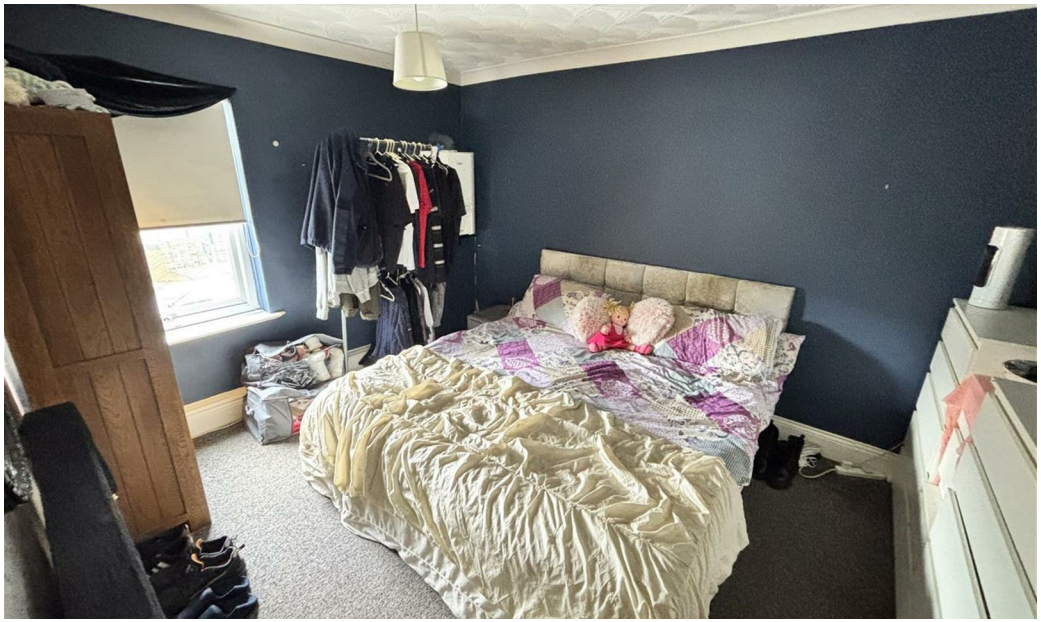
New Cross Row

Wingate TS28 5BB

Offers In The Region Of £55,000

Venture
PROPERTIES



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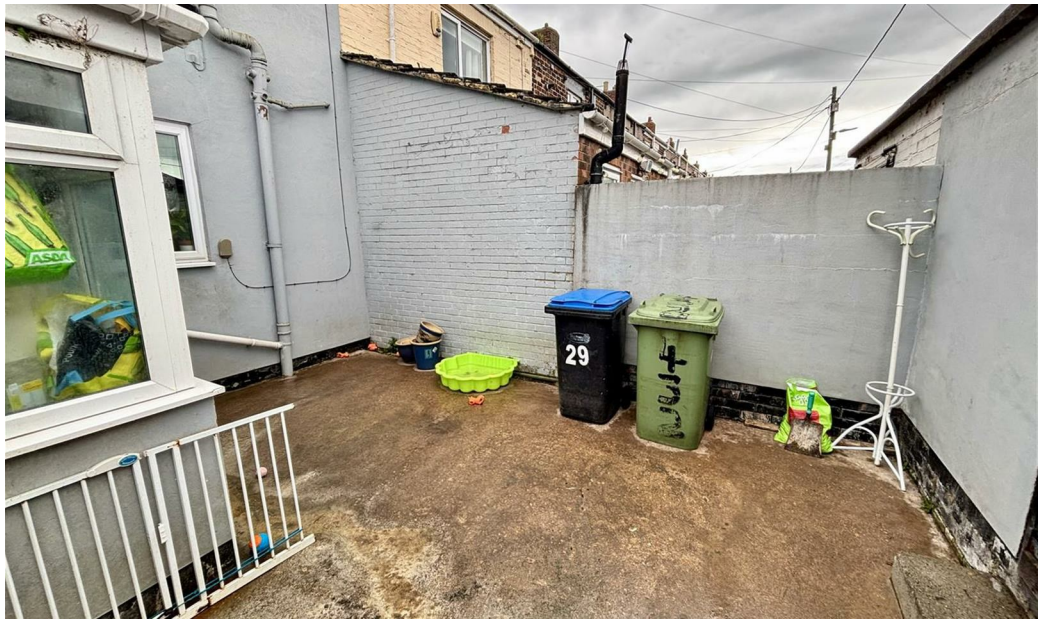

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x 2 x 1 x 2

- Investment opportunity
- EPC RATING - D
- Loft space
- Two double bedrooms
- Large kitchen
- Large garden with parking
- Living room with media wall
- Conservatory
- Central village location

Venture Properties are delighted to offer for sale this sensibly priced terraced home which would be ideal for both first time buyers and buy to let investors, with potential rental income up to £600 PCM.

The floor plan comprises of an entrance porch, kitchen with space to dine, living room with media wall and a conservatory. To the first floor is a generous main bedroom, further well proportioned bedroom with built in storage, bathroom and loft space. The property comes with combi gas central heating and UPVC double glazing. Externally there is an enclosed yard and a large lawned garden with off street parking.

In a central position within the village of Wingate, a wide range of local amenities are available within walking distance and there are also good road links for commuting.

GROUND FLOOR

Entrance Porch

8'2" x 5'0" (2.50 x 1.54)
Entered via UPVC door. Having UPVC double glazed windows, tiled flooring and a door to the kitchen.

Kitchen

14'8" x 12'7" (4.49 x 3.85)
Fitted with a range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and hob with extractor over, plumbing for a washing machine and tumble dryer space. Further features include a UPVC double glazed window to the rear, tiled flooring, radiator and arch to the living room. Having ample space for a dining table.

Living Room

14'8" x 14'1" (4.49 x 4.30)
With UPVC double glazed french doors to the conservatory, a media wall with feature lighting, stairs leading to the first floor and tiled flooring.

Conservatory

12'5" x 11'0" (3.80 x 3.37)
Having UPVC double glazed windows, laminate flooring and UPVC double glazed french doors opening to the garden.

FIRST FLOOR

Landing

With access to the loft space.

Bedroom One

12'9" x 10'0" (3.90 x 3.05)
Generous double bedroom with a UPVC double glazed window, radiator and combi gas central heating boiler.

Bedroom Two

14'8" x 10'2" max (4.49 x 3.11 max)
Further well proportioned bedroom with a UPVC double glazed window, built in wardrobes and storage, laminate flooring and a radiator.

Bathroom/WC

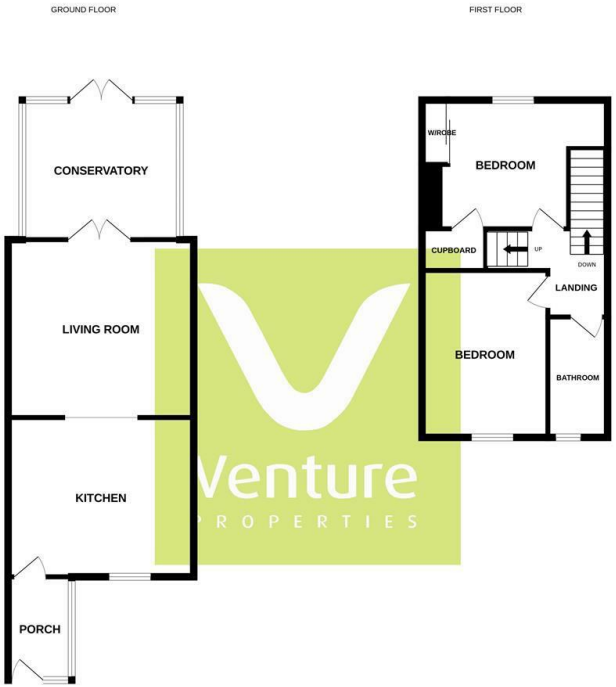
9'6" x 4'3" (2.91 x 1.32)
Comprising of a bath with electric shower over, pedestal wash basin, WC, tiled splashbacks and flooring, a radiator and UPVC double glazed opaque window to the rear.

Loft Space

With a velux window and radiator.

EXTERNAL

Externally there is an enclosed yard with gated access and storage. There is also a generous enclosed garden with lawn, patio area and shed having double gates which provide access to parking for two vehicles.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Check via OFCOM website.
Mobile Signal/coverage: We recommend contacting your service provider for further information.
Council Tax: Durham County Council, Band: A Annual price: £1748 (Maximum 2025)
Energy Performance Certificate Grade D
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

0191 3729797

1 Whitfield House, Durham, County Durham, DH7 8XL
durham@ventureproperties uk.com