



North Road East, TS28 5AY
5 Bed - House - Semi-Detached
Offers Around £225,000

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Originally constructed in the 1940's, we are delighted to offer to the market this exceptionally well presented, traditional-style semi detached house with five bedrooms, pleasantly positioned on North Road East, within the popular, family orientated location of Wingate. This deceptively spacious residence has been a loving family home for many years, ticks all the boxes for clients seeking space & oozes both charm & character throughout. Boasting original features such as high ceilings & spacious rooms, the property has easy access to all of the immediate amenities offered in & around Wingate itself, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & double glazing. In brief, this exceptionally well presented home comprises: Entrance lobby through to a welcoming entrance hallway with stairs to the first floor, a stunning lounge (measuring 17ft approximately) with beautiful walk-in bay window to front elevation & multi-fuel burner, separate lounge with feature log burner, kitchen with a range of fitted wall & base units, separate utility with access to rear & useful ground floor cloaks/wc & integral access to the single garage. The first floor landing boasts three bedrooms (two of which are double) & a stunning family bathroom with modern four piece suite. The second floor landing boasts a further two bedrooms (one of which measures 19ft x 18ft approximately). Externally, this well proportioned property enjoys an enclosed garden to rear whilst an additional enclosed area lies to the front. The single garage (which is positioned to the rear) measures 17ft (approximately) & offers additional storage above. This is a unique property, boasts a large amount of space & we thoroughly encourage full internal inspection in order to fully appreciate its size, character & generous floorplan.

FREEHOLD
EPC Rating: TBC
Council Tax Band: C

ENTRANCE LOBBY

ENTRANCE HALLWAY

LOUNGE
13'11 x 17'1 (4.24m x 5.21m)

SEPARATE DINING ROOM
13'11 x 14'6 (4.24m x 4.42m)

KITCHEN
15'2 x 9'10 (4.62m x 3.00m)

UTILITY ROOM
6'7 x 5'11 (2.01m x 1.80m)

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM
14'4 x 13'9 (4.37m x 4.19m)

BEDROOM TWO
13'11 x 12'3 (4.24m x 3.73m)

BEDROOM THREE
10'5 x 6'5 (3.18m x 1.96m)

FAMILY BATHROOM
9'10 x 8'3 (3.00m x 2.51m)

SECOND FLOOR LANDING

BEDROOM FOUR
19'9 x 18'0 (6.02m x 5.49m)

BEDROOM FIVE
10'4 x 8'1 (3.15m x 2.46m)

EXTERNALLY

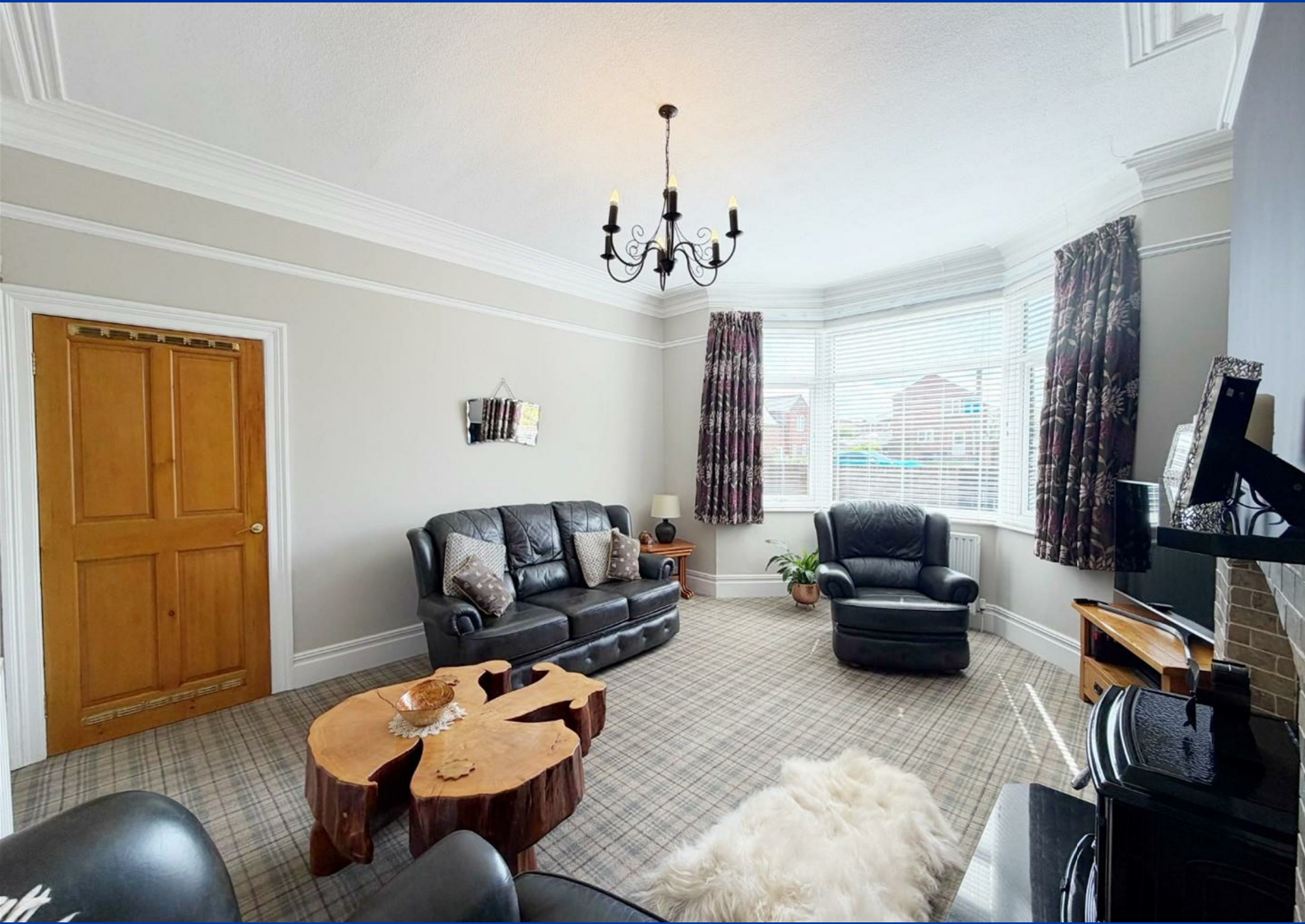
SINGLE GARAGE
17'11 x 10'6 (5.46m x 3.20m)

DISCLAIMER

Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

COMPLIANCE

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(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

DURHAM

1-3 Old Elvet

DH1 3HL

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WYNYARD

The Wynd

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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