



**47 Winford Grove (E)**

Wingate  
County Durham  
TS28 5DU

Two Bedrooms  
Mid Terraced House  
Gas Central Heating & Double Glazing  
Ideal Starter Home  
Driveway to Front  
Viewing Recommended



Safe & Secure Properties welcome to the market this well-presented two bedroom, mid-terrace property. Located on Winford Grove, Wingate the property benefits from gas central heating, UPVC double glazing throughout. The property would be an ideal for a variety of tenants, providing access to all local amenities including schools.

#### **ENTRANCE HALL**

Double glazed entrance door, staircase to first floor and spindle banister.

#### **WC**

Low level WC, pedestal wash hand basin, part tiled walls and radiator.

#### **LOUNGE**

11' 10" x 10' 1" (3.62m x 3.09m) Double glazed patio doors to rear, media wall, telephone point and radiator.

#### **KITCHEN**

13' 9" x 5' 10" (4.20m x 1.78m) Fitted wall and base units, work surfaces, single drainer sink, built-in electric oven, built-in gas hob, extractor hood, space for washing machine, integrated fridge freezer, integrated dishwasher, tiled walls, tiled floor, combination boiler, radiator and double glazed window to front.

#### **BEDROOM ONE**

8' 11" x 10' 1" (2.73m x 3.08m) Double glazed front-



facing window, fitted wardrobes and radiator.

### **BEDROOM TWO**

6' 1" x 11' 8" (1.87m x 3.57m) Double glazed rear-facing window and radiator.

### **WC**

First floor wc with white three piece suite comprising panelled bath with shower over, vanity unit, low level wc, tiled walls and floor, heated towel rail, spotlights, extractor fan and double-glazed rear-facing window.

### **GARDEN FRONT**

Front garden with driveway.

### **GARDEN REAR**

Mainly paved, lawned area, fenced boundaries and decked area.



**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Durham County Council

D

C



**Houghton Le Spring**  
24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.