



Williamson Square

Wingate, TS28 5JQ

Asking Price £48,000



TWO BEDROOM SEMI DETACHED HOUSE... Hunters are pleased to present to the market this two bedroom home situated on Williamson Square, Wingate. Offering excellent potential for a range of buyers including first time purchasers and investment minded clients, the property briefly comprises an entrance hallway, lounge, kitchen, ground floor bathroom, landing and two well proportioned bedrooms. Externally, the home benefits from gardens to both the front and rear. Well placed for local amenities, schools and transport links, this is a property with plenty of scope to make your own. EPC:D, Council Tax Band A.



Entrance Hallway

The entrance hallway provides access into the property and offers a practical first impression, with stairs rising to the first floor accommodation and a doorway leading through into the lounge. A useful space for day-to-day comings and goings.

Lounge 12'11" x 10'7" (3.96m x 3.23m)

Positioned to the front of the home, the lounge is a well proportioned reception room featuring a large window allowing for plenty of natural light. The room offers space for furnishings alongside a feature fire surround, creating a comfortable main living area with scope for personalisation.

Kitchen 15'4" x 7'8" (4.68m x 2.34m)

Located to the rear, the kitchen provides a generous footprint with a range of fitted work surfaces, sink unit and storage cupboards. There is ample room for further appliances and additional cabinetry if desired, while the rear-facing windows help to brighten the space. Access leads through towards the rear hallway and bathroom.

Bathroom 9'1" x 5'8" (2.79m x 1.74m)

Situated on the ground floor, the bathroom is fitted with a white suite comprising a panel bath with shower over, pedestal wash hand basin and low level WC. A rear window provides natural light and ventilation.

Landing

The first floor landing gives access to both bedrooms and serves as a straightforward link between the accommodation upstairs.

Master Bedroom 15'4" x 13'4" (4.68m x 4.07m)

A spacious double bedroom with excellent proportions, the master bedroom offers plenty of room for a bed and freestanding furniture. A front-facing window allows for good natural light, making this a comfortable principal bedroom.

Second Bedroom 15'4" x 8'2" (4.68m x 2.50m)

The second bedroom is another well sized room, ideal for use as a guest room, child's bedroom or home office. With a pleasant outlook and space for bedroom furnishings, it adds versatility to the overall layout.

Outdoor Space

Externally, the property benefits from both front and rear gardens. To the front, there is an open gravelled garden area alongside a driveway providing off street parking and access to the rear. The enclosed rear garden is mainly laid to lawn with fenced boundaries and offers good outside space with potential to be improved further to suit the next owner's needs.

Agents Note

It has been noted that there may be evidence of asbestos present in the property - interested parties should obtain further advice and clarification of this prior to exchange and completion of the sale.

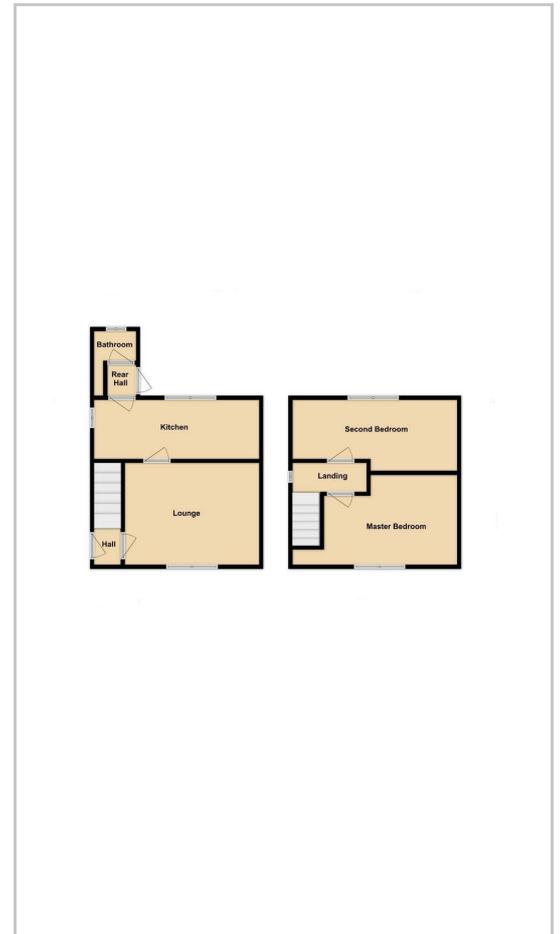
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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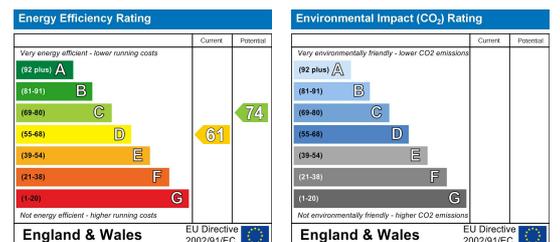
Area Map



Floor Plans



Energy Efficiency Graph



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