


## 3 bed terraced house to buy in

Cravens Cottages, Station Town, Wingate, Durham, TS28 5EQ

# £35,000 Starting Bid

x 3 x 1 x 1

Tenure

**Freehold**

On Street parking

Garden

## Property features

- No Chain
- Council Tax Band A
- Three Bedrooms
- Spacious living room
- EPC Rating E

## Key Information

- Council Tax: Band A
- EPC Rating: E
- Heating supply: Electric
- Water supply: Direct mains water

### Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

## Description

Situated within the popular village of Station Town, this three-bedroom mid-terraced home offers spacious accommodation extending to approximately 773 sq ft and presents an excellent opportunity for first-time buyers, families or investors alike.

The property comprises a generous living room, fitted kitchen, ground floor bathroom and three first floor bedrooms, including a spacious principal bedroom with fitted wardrobes. Externally, there is an enclosed garden to the front and a private rear yard with gated access.

Offering plenty of potential for a purchaser to add their own stamp, the property is conveniently located close to local amenities, schools and transport links, making it an affordable home or investment opportunity.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £35,000

Property Type: Terraced House

USPs: Garden, Chain free

Parking: On Street

Construction materials: Brick and block

Flooded in last 5 years: No

Heating: Electric

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## External

To the front is an enclosed garden with a pathway to the entrance door, offering scope for improvement and personalisation.



## Living Room

*4.73m x 3.95m (15'6" x 12'11")*

A bright and spacious living room with a large front-facing window, modern flooring and neutral décor throughout. Stairs lead to the first floor, and the room offers ample space for lounge furniture



## Kitchen

*4.69m x 2.74m (15'4" x 8'11")*

A fitted kitchen comprising a range of wall and base units with contrasting work surfaces, integrated oven and hob, and space for additional appliances. A rear-facing window provides natural light, with ample room for dining or further storage.



## Bathroom

*1.84m x 1.69m (6'0" x 5'6")*

Fitted with a white three-piece suite comprising a panelled bath with shower over and glass screen, wash hand basin and low-level WC. Finished with tiled splashbacks and a frosted window providing natural light.



## Bedroom One

*3.71m x 4.05m (12'2" x 13'3")*

A spacious double bedroom with fitted wardrobes, neutral décor and a large front-facing window providing plenty of natural light.



## Bedroom Two

*2.51m x 2.70m (8'2" x 8'10")*

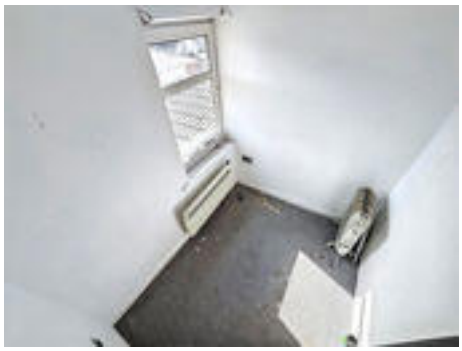
A well-proportioned second bedroom with neutral décor and a rear-facing window, suitable as a double bedroom or guest room.



## Bedroom Three

*2.06m x 1.59m (6'9" x 5'2")*

A single bedroom with a rear-facing window, ideal for use as a nursery, home office or dressing room.



## Garden

An enclosed rear yard with gated access, providing a private outdoor seating area.



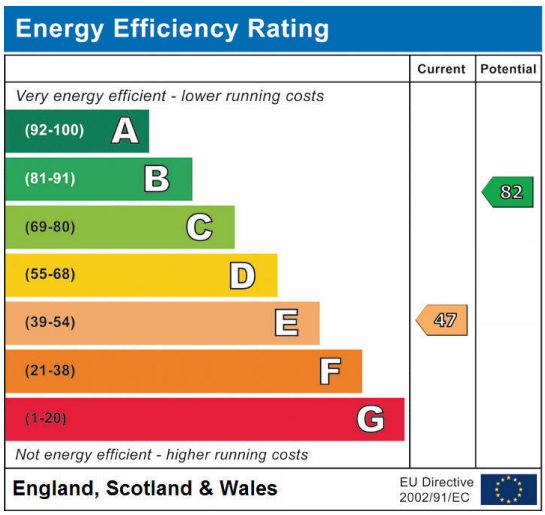
Approx Gross Internal Area
72 sq m / 773 sq ft




Ground Floor
**Approx 39 sq m / 418 sq ft**

First Floor
**Approx 33 sq m / 355 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.




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Contact your local branch today for more information on this property:

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