



### 3 bed semi-detached house to buy in TS28

Pickering Wynd, Wingate, Wingate, Durham, TS28 5FJ

# £205,000

 x 3  x 2  x 1

Tenure

**Freehold**

### Property features

- ✓ Three Double Bedrooms
- ✓ Built in 2019 with Remaining Build Warranty
- ✓ Spacious Open-Plan Living Area
- ✓ Modern Fixtures & Fittings
- ✓ EPC Rating B

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Modern living at its finest—this beautifully presented three double bedroom semi-detached home, built in 2019, offers open-plan space, a south-facing garden, and a prime cul-de-sac position.

Presented to the market is this exceptional three-bedroom semi-detached home, ideally positioned within a quiet cul-de-sac in the highly desirable area of Wingate. Built in 2019 and benefiting from the remainder of an existing build warranty, this modern property offers both style and peace of mind, making it an ideal purchase for first-time buyers, growing families, or those seeking flexible living space.

Internally, the home boasts three generously sized double bedrooms, offering ample space for comfortable family living. The principal bedroom benefits from a contemporary en-suite, while a modern family bathroom and convenient downstairs W/C further enhance practicality for busy households.

The heart of the home is the impressive open-plan living space, designed with modern lifestyles in mind. This bright and sociable area is perfect for both everyday living and entertaining, complemented by high-quality fixtures and fittings throughout. A useful utility cupboard adds further functionality and storage.

Externally, the property continues to impress with a desirable south-facing rear garden, ideal for enjoying sunshine throughout the day. To the front, a spacious driveway provides off-street parking for two or more vehicles.

Combining modern construction, stylish interiors, and a sought-after location, this beautifully presented home offers a fantastic opportunity for a wide range of buyers.

Early viewing is highly recommended to fully appreciate the quality and appeal of this superb home. Contact Pattinson Estate Agents today to arrange your viewing.

\*Available on Shared Ownership home buying scheme where you buy a share, for example 25% and pay rent on the remaining 75%. Our client is offering flexibility to buy a share between 25% and 75% of the property's full market value. Rent and service charges can be provided upon request.

Council Tax Band: B

Tenure: Freehold

Price: £205,000

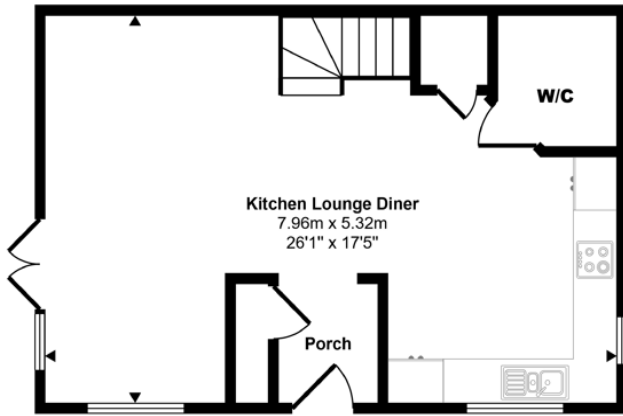
Property Type: Semi-detached house

USPs: Garden

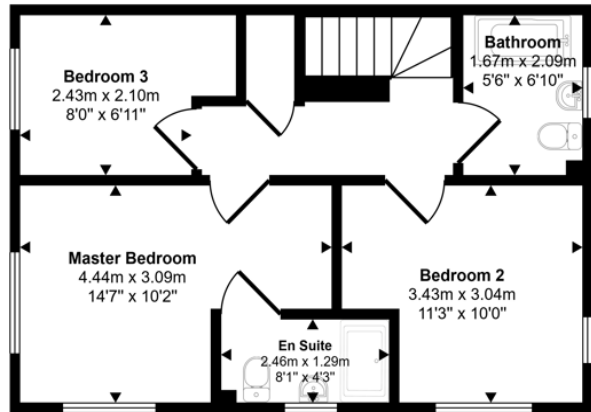
Parking: Driveway

Heating: Gas

Approx Gross Internal Area  
85 sq m / 915 sq ft



Ground Floor  
Approx 42 sq m / 455 sq ft



First Floor  
Approx 43 sq m / 459 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.

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            | 95        |
| (81-91) <b>B</b>                                   | 84                         |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

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

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