



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

High Grange Way, Wingate, Durham, TS28 5FF

# £185,000

 x 3  x 2  x 1

Tenure

Size

**Freehold**

**872 sq ft / 81 sq m**

Driveway parking

Garden

### Property features

- ✓ Beautifully Presented Three-Bedroom Semi-Detached
- ✓ Approximately 5 Years Remaining NHBC Warranty
- ✓ Spacious Open-Plan Kitchen/Dining Room
- ✓ Modern Fitted Kitchen with Integrated Appliances
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

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Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

NO CHAIN - Beautiful Modern Three-Bedroom Semi-Detached Family Home | EPC B | Approximately 5 Years Remaining NHBC Warranty | Landscaped Garden | En-Suite | Driveway Parking

Pattinson Estate Agents are delighted to welcome to the sales market this beautifully presented three-bedroom semi-detached family home, occupying a sought-after position on the popular High Grange Way development in Wingate. Constructed to a modern specification and benefiting from approximately five years remaining on the NHBC warranty, this stylish, energy-efficient home boasts an impressive EPC Rating of B and is ideal for first-time buyers, growing families or those looking to upsize.

The well-planned accommodation briefly comprises a welcoming entrance hall, convenient ground floor WC, large under stairs storage, spacious lounge with bi-fold doors opening onto the landscaped rear garden, and a contemporary open-plan kitchen/dining room fitted with a range of modern wall and base units, integrated appliances and ample space for family dining.

To the first floor are three generously proportioned bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. A stylish family bathroom completes the accommodation.

Externally, the property enjoys a beautifully landscaped sunny rear garden featuring a covered decked seating area, perfect for outdoor dining and entertaining throughout the year. To the front, a driveway provides off-street parking for multiple vehicles.

High Grange Way is a highly regarded modern development within the popular village of Wingate, offering excellent access to local shops, schools, healthcare facilities and everyday amenities. The property is ideally positioned for commuters, with the A19 providing straightforward access to Durham, Hartlepool, Peterlee and Sunderland, while nearby countryside walks further enhance the appeal of this desirable location.

Early viewing is highly recommended to fully appreciate the quality, space and location this exceptional family home has to offer

Council Tax Band: B

Tenure: Freehold

Price: £185,000

Property Type: Semi-detached house

Build Size: 81 sq m

USPs: Garden, Chain free

Parking: Driveway

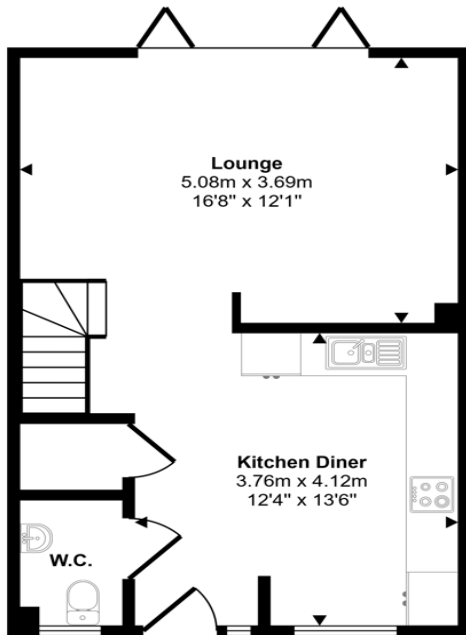
Heating: Gas

Electric: National Grid

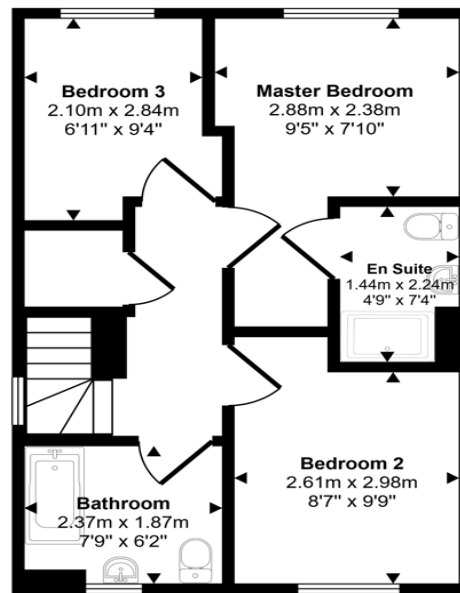
Water: Direct mains water

Sewerage: Standard UK domestic

Approx Gross Internal Area  
81 sq m / 871 sq ft

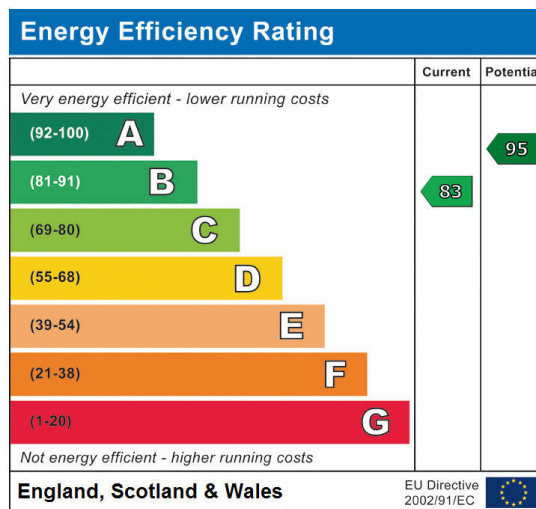


Ground Floor  
Approx 40 sq m / 434 sq ft



First Floor  
Approx 41 sq m / 436 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.



High Grange Way, Wingate, Durham, TS28 5FF

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

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