



3 bed semi-detached house to buy in TS28

High Grange Way, Wingate, Wingate, Durham, TS28 5FF

£175,000 Offers Over

 x 3  x 2  x 1

Tenure

Freehold

Size

872 sq ft / 81 sq m

Driveway parking

Garden

Property features

- ✓ Attractively Priced
- ✓ As New 3 Bed Semi-Detached Family Home
- ✓ Approx. 5 Years Remaining NHBC Warranty
- ✓ Spacious Open-Plan Kitchen/Dining Room
- ✓ 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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Senior Manager
Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Beautifully Maintained Modern Three-Bedroom Semi-Detached Family Home | EPC Rating B | Approximately 5 Years Remaining NHBC Warranty | En-Suite | Generous Rear Garden | Driveway Parking

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

Immaculately maintained throughout, the property offers contemporary décor and a tasteful neutral finish, creating a true blank canvas ready for its next owners to personalise and make their own.

The accommodation briefly comprises a welcoming entrance hallway, a convenient ground floor WC, generous understairs storage, and a spacious lounge featuring bi-fold doors that flood the room with natural light and open seamlessly onto the rear garden. The heart of the home is the impressive open-plan kitchen/dining room, fitted with a range of contemporary wall and base units, integrated appliances and ample space for both everyday family living and entertaining.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom complete with a stylish en-suite shower room. A contemporary family bathroom, finished to a high standard, serves the remaining bedrooms.

Externally, the property benefits from a generous lawned rear garden with a patio, creating a fantastic space for outdoor dining, entertaining family and friends or simply relaxing. Beautifully maintained, the garden also provides a wonderful blank canvas for the next owners to add their own personal touch and create their ideal outdoor retreat. To the front, a private driveway provides off-street parking for multiple vehicles.

High Grange Way forms part of one of Wingate's most sought-after modern developments, offering convenient access to a wide range of local amenities including shops, schools, healthcare facilities and leisure facilities. Excellent transport links via the nearby A19 provide straightforward access to Durham, Hartlepool, Peterlee and Sunderland, while surrounding countryside and scenic walking routes further enhance the appeal of this superb location.

Early viewing is essential to fully appreciate the exceptional standard of presentation, generous accommodation and enviable position this outstanding family home has to offer.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £175,000

Property Type: Semi-detached house

Build Size: 81 sq m

USPs: Garden

Parking: Driveway

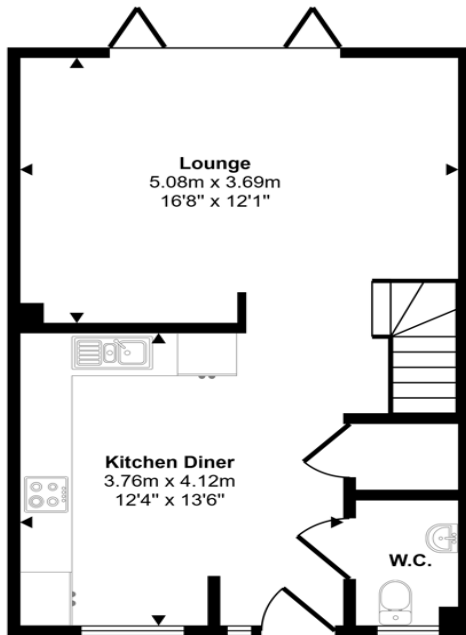
Heating: Gas

Electric: National Grid

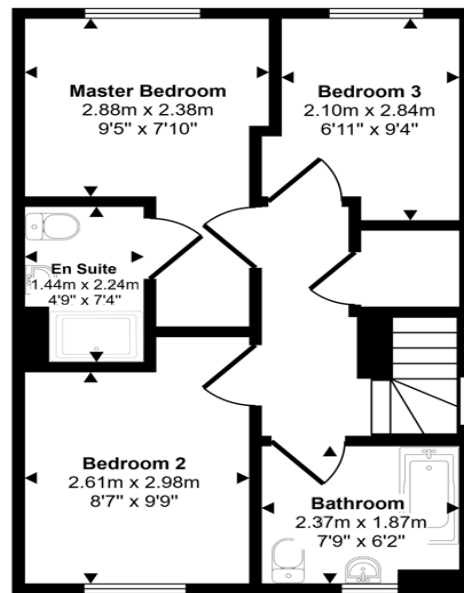
Water: Direct mains water

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

High Grange Way, Wingate, Wingate, Durham, TS28 5FF

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

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