



To buy

## 2 bed detached bungalow to buy in TS28

Laing Square, Wingate, Wingate, Durham,  
TS28 5JE

# £130,000

🛏 x2 🚿 x1 🚻 x2

Tenure

**Freehold**

## Property features

- ✓ Detached Bungalow
- ✓ Corner Plot
- ✓ Garage
- ✓ Wet Room
- ✓ EPC Rating E

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

## Description

Rare opportunity - previously two semi detached bungalows converted into this now spacious detached bungalow.

Nestled in the heart of Wingate, is this two bungalow offers a welcoming entrance porch, open plan lounge diner. kitchen, sunroom, two double bedrooms and a bathroom / wet room. Externally there is a front garden with hard standing and garage, whilst to the rear is an enclosed low maintenance garden.

Warmed by gas central heating and boasting double glazing. Ideally located close to local shops and amenities. Fantastic transport links and local bus routes and ideally situated just off the A19. This property is also located within a short drive to Castle Eden Dene National Nature Reserve and Horden Train Station.

Viewing is highly recommended to appreciate the size on offer. Us now for more information.

Council Tax Band: A

Tenure: Freehold

Price: £130,000

Property Type: Detached Bungalow

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Porch

5.53m x 1.22m (18'1" x 4'0")

With double glazed French doors to the front leading into entrance porch, with double glazing overlooking the front aspect and tiling to floor.



## Lounge Diner

6.68m x 4.84m (21'10" x 15'10")

Spacious open plan lounge and diner with double glazed windows to both front and rear aspects, door leading onto rear garden, two radiators and wood effect flooring. With doors leading off to the kitchen and both bedrooms.



## Kitchen

3.34m x 3.23m (10'11" x 10'7")

Fitted with a range of wall and base unit with complementing worksurface, built in electric oven and gas hob with overhead extractor, built in microwave, plumbing for washing machine and space for tower fridge / freezer. With tiling to the floor and double glazed window overlooking the rear aspect.



## Sun Room

3.15m x 2.86m (10'4" x 9'4")

Double glazed windows overlooking the front aspect, exit door leading onto front garden and tiling to floor.



## Bedroom 1

4.70m x 2.36m (15'5" x 7'8")

Double bedroom with two double glazed windows, radiator and wood effect flooring.



## Bedroom 2

3.26m x 2.80m (10'8" x 9'2")

Double bedroom with double glazed window, radiator and wood effect flooring.



## Bathroom / Wet Room

Wet room fitted with enclosed shower area, wash hand basin and wc. With double glazed window, radiator and UPVC cladding to walls.



## Garage

With roller shutter door, window, power and lighting.

## External

To the front is a fence enclosed grassed garden, with side access leading to the rear. Double iron gates give access to hardstanding for off road parking, leading to a garage. To the rear is a low maintenance garden with paving and shrub border's.





Total floor area 49.9 sq.m. (537 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			72
(55-68) <b>D</b>		54	
(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 2002/91/EC	

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