

Winning Close, Wingate, TS28 5FR
3 Bed - House - Semi-Detached
£170,000

Council Tax Band: B
EPC Rating: B
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS









Winning Close, TS28 5FR

Welcome to this charming semi-detached house located on Winning Close in the delightful village of Wingate. This new build property, completed in 2022, offers a modern living experience with a generous space of 786 square feet.

As you enter, you will find a well appointed reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house boasts three comfortable bedrooms, making it an ideal choice for families or those seeking extra space for guests or a home office. With two bathrooms, convenience is at your fingertips, ensuring that morning routines run smoothly.

One of the standout features of this property is the ample parking available for two vehicles, a rare find in many modern homes. The absence of a forward chain means that you can move in without delay, allowing you to settle into your new home with ease.

Additionally, this property comes with an NHBC certificate, providing peace of mind regarding the quality and safety of your new home. Wingate itself is a lovely location, offering a blend of community spirit and accessibility to nearby amenities.

In summary, this semi-detached house on Winning Close is a fantastic opportunity for anyone looking for a contemporary home in a welcoming village setting. With its modern features, ample parking, and no forward chain, it is certainly worth considering for your next move.







GROUND FLOOR

ENTRANCE HALLWAY
4'3 x 4'3 (1.30m x 1.30m)
Entrance front door and flooring.

CLOAKROOM/WC
3'3 x 4'5 (0.99m x 1.35m)
Flooring, w/c and wash hand basin.

LOUNGE
11'11 x 13'5 (3.63m x 4.09m)
Front double glazed window, flooring, radiator, storage cupboard and stairs to upper level.

KITCHEN/DINER
15'6 x 7'11 (4.72m x 2.41m)
Flooring, rear double glazed doors, open plan with dining area. Radiator, spotlights and part tiled.

FIRST FLOOR; LANDING
4'4 x 6'10 (1.32m x 2.08m)
Carpet flooring and loft access.

BEDROOM
10'8 x 7'10 (3.25m x 2.39m)
Rear double glazed window, carpet flooring, storage cupboard and radiator.

EN-SUITE
3'10 x 7'10 (1.17m x 2.39m)
Double glazed window, walk-in shower, w/c, wash hand basin, heated towel rail, flooring, part tiled and spotlights.

BEDROOM
8'2 x 10' (2.49m x 3.05m)
Double glazed window, radiator and carpet flooring.

BEDROOM
7' x 6'7 (2.13m x 2.01m)
Double glazed window, carpet flooring and radiator.

BATHROOM/WC
7'5 x 6'4 (2.26m x 1.93m)
Double glazed window, flooring, bath, wash hand basin, w/c, heated towel rail and part tiled.

NB
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.




COSY







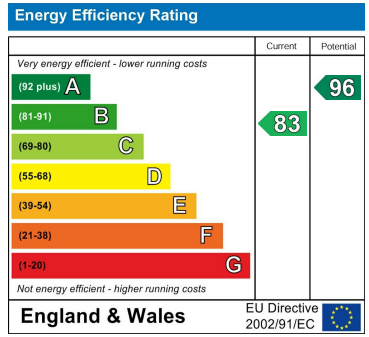












For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS
ESTATE AGENTS