



To buy

### 3 bed detached house to buy in

Rodridge Park, Station Town, Wingate,  
Durham, TS28 5PD

**£164,995** Offers Over

🏠 x3 🚗 x1 🚻 x1

Tenure

**Freehold**

### Property features

- ✓ Three Bedrooms Detached
- ✓ Open-Plan Kitchen & Dining Area
- ✓ Downstairs W/C
- ✓ Front & Rear Garden
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

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

## Description

Pattinson Estate Agents welcome for sale this three-bedroom detached property situated on Rodridge Park, Station Town.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

The property briefly comprises : porch, living room, kitchen/dining area and a downstairs w/c are located on the ground floor. Three bedrooms and a family bathroom are located on the first floor.

Externally the property offers grassed garden, driveway and access to the garage from the front elevation, Fully enclosed, amazing views and low maintenance garden to the rear elevation.

With its desirable location, overall condition, and attractive features, this property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £164,995

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## External Front

Grassed garden, driveway and access to the garage from the front elevation.



## Porch

1.20m x 1.00m (3'11" x 3'3")

Access via composite door, radiator and laminate flooring.



## Living Room

5.70m x 3.50m (18'8" x 11'5")

Double glazed window to the front elevation, tv point, radiator and laminate flooring.



## Kitchen/ Dining Room

6.30m x 2.40m (20'8" x 7'10")

Double glazed window to the rear elevation, range of wall and base units with work surfaces, sink and drainer unit, electric hob, oven, plumbed for a dishwasher, radiator, vinyl flooring and patio doors leading to the garden.



## W/C

1.60m x 0.90m (5'2" x 2'11")

Two piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, radiator and laminate flooring.



## Landing

3.10m x 2.00m (10'2" x 6'6")

Double glazed window to the side elevation, access to the loft, radiator and carpet.



## Bedroom 1

4.10m x 3.20m (13'5" x 10'5")

Double glazed to the rear elevation, tv point, storage cupboard, radiator and carpet.



## Bedroom 2

3.00m x 2.40m (9'10" x 7'10")

Double glazed to the rear elevation, radiator and carpet.



## Bedroom 3

3.20m x 3.10m (10'5" x 10'2")

Double glazed to the front elevation, radiator and carpet.



## Bathroom

3.00m x 2.10m (9'10" x 6'10")

Double glazed windows to the front elevation, three piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, bath with overhead shower, radiator, cladded walls and laminate flooring.



## Garage

4.90m x 2.60m (16'0" x 8'6")

Electric shutter door to the front elevation, plumbed for a washing machine, radiator and carpet.

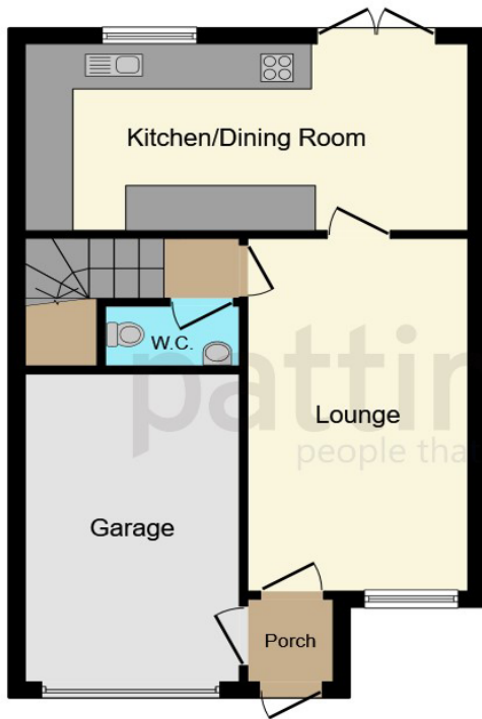


---

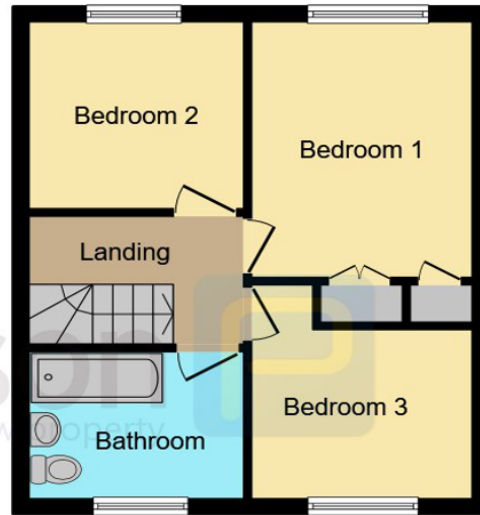
## External Rear

Fully enclosed, amazing views and low maintenance garden to the rear elevation.






**Ground Floor**



**First Floor**

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		73	
(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 2002/91/EC 	

Rodridge Park, Station Town, Wingate, Durham, TS28 5PD

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

