



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

Moore Square, Wingate, Wingate, Durham, TS28 5JD

**£58,000** Starting Bid

🏠 x2 🚗 x1 🚗 x1

Tenure

**Freehold**

## Property features

- ✓ Two Bedrooms Semi-Detached
- ✓ Ideal Investment Opportunity
- ✓ Sold With Tenant Situ
- ✓ Currently Achieving £480pcm
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

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

## Description

**\*\*TENANTED INVESTMENT OPPORTUNITY - CURRENTLY LET AT £480PCM\*\***

TO BE SOLD VIA ONLINE AUCTION FEES APPLY.

Pattinson Estate Agents welcome for sale this impressive two-bedroom semi-detached property situated on Moore Square, Wingate.

The property briefly comprises: living room, kitchen and dining area are located on the ground floor. Two bedrooms and a family bathroom are located on the first floor.

Externally the property offers a garden to the front and 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 on 0191 5183521

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £58,000

Property Type: Semi-detached house

USPs: Garden

Parking: On Street

Heating: Gas

## External Front

On street parking and a garden to the front elevation.



## Living Room

5.30m x 3.50m (17'4" x 11'5")

Access via UPVC door, double glazed bay window to the front elevation, tv point, radiator and laminate flooring.



## Kitchen/ Dining Area

5.30m x 3.10m (17'4" x 10'2")

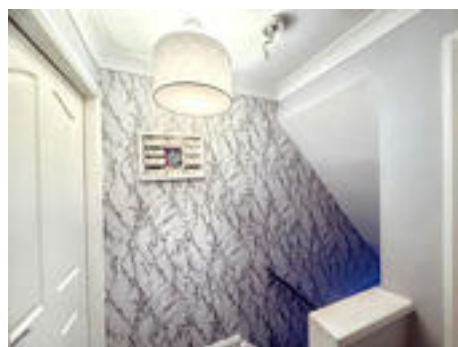
Double glazed window to the rear elevation, range of wall and base units with work surfaces, sink and drainer unit, gas cooker, oven, plumbed for a washer, dryer, radiator, vinyl, laminate flooring and patio doors leading to the garden.



## Landing

1.90m x 1.40m (6'2" x 4'7")

Access to the loft and carpet.



## Bedroom 1

4.40m x 3.10m (14'5" x 10'2")

Double glazed window to the front elevation, storage cupboard, radiator and laminate flooring.



## Bedroom 2

3.30m x 3.20m (10'9" x 10'5")

Double glazed window to the rear elevation, radiator and carpet.



---

## Bathroom

1.90m x 1.60m (6'2" x 5'2")

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

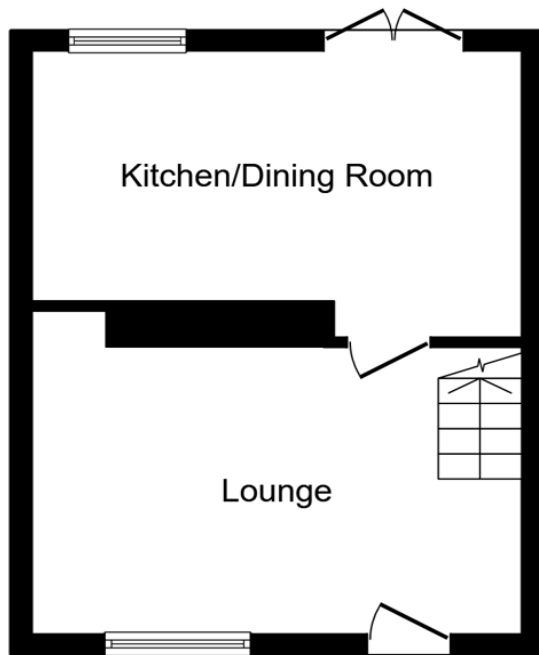


---

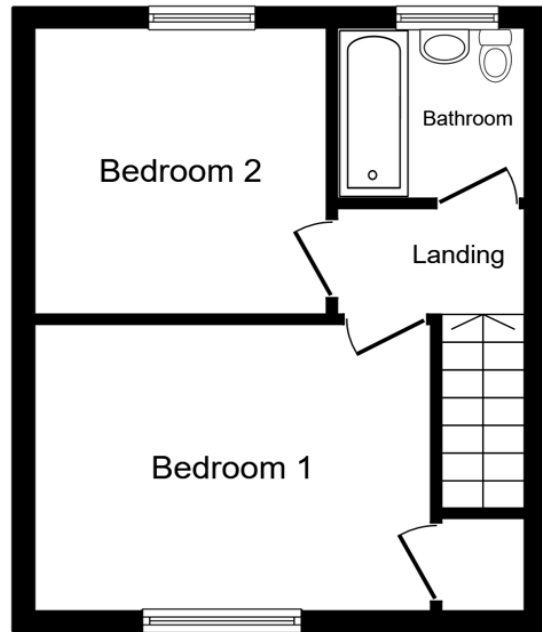
## External Rear

Enclosed and low maintenance garden to the rear elevation.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		72	
(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	

Moore Square, Wingate, Wingate, Durham, TS28 5JD

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.

