



## 2 bed end of terrace house to buy in TS28

Heaton Terrace, Station Town, Wingate,  
Durham, TS28 5EX

**£70,000** Offers Over

🏠 x2 🚗 x1 🚻 x1

Tenure

**Freehold**

## Property features

- ✓ Two Bedrooms End Of Terrace
- ✓ Tenanted investment £550pcm
- ✓ No Onward Chain
- ✓ Double Bedrooms
- ✓ EPC Rating E

Allocated parking

Garden

## Key Information

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

## Description

TENANTED INVESTMENT...Pattinson Estate Agents welcome for sale this impressive two-bedrooms, tenant in situ, end of terrace property situated on Heaton Terrace, Wingate.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

The property is tenanted with a long term tenant at £550pcm and briefly comprises : Hallway, living room, kitchen and a utility room are located on the ground floor. Two double bedrooms and a family bathroom are located on the first floor.

Externally the property offers a large garden and on street parking to the front elevation. Courtyard and parking to 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: A

Tenure: Freehold

Price: Offers Over £70,000

Property Type: End of terrace house

USPs: Garden

Parking: Allocated

Heating: Gas

## External Front

Access via gate, large garden with on street parking to the front and side elevation.



## Hallway

1.20m x 1.10m (3'11" x 3'7")

Access via UPVC door, radiator and carpet.



## Living Room

5.10m x 4.80m (16'8" x 15'8")

Double glazed window to the front elevation, media wall with tv point and electric fire, storage cupboard, radiator and carpet.



## Kitchen

3.60m x 2.40m (11'9" x 7'10")

Double glazed window to the rear elevation, range of wall and base units with work surfaces, sink and drainer, radiator, built in electric hob, oven and tiled flooring.



## Utility Room

2.30m x 1.50m (7'6" x 4'11")

Double glazed window to the rear elevation, plumbed for a washer and dryer, radiator and tiled flooring.



## Landing

2.00m x 1.90m (6'6" x 6'2")

Access to the loft and carpet.



## Bedroom 1

4.00m x 3.00m (13'1" x 9'10")

Double glazed window to the front elevation, built in wardrobes, tv point, radiator and carpet.



## Bedroom 2

3.20m x 2.40m (10'5" x 7'10")

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



## Bathroom

2.80m x 1.70m (9'2" x 5'6")

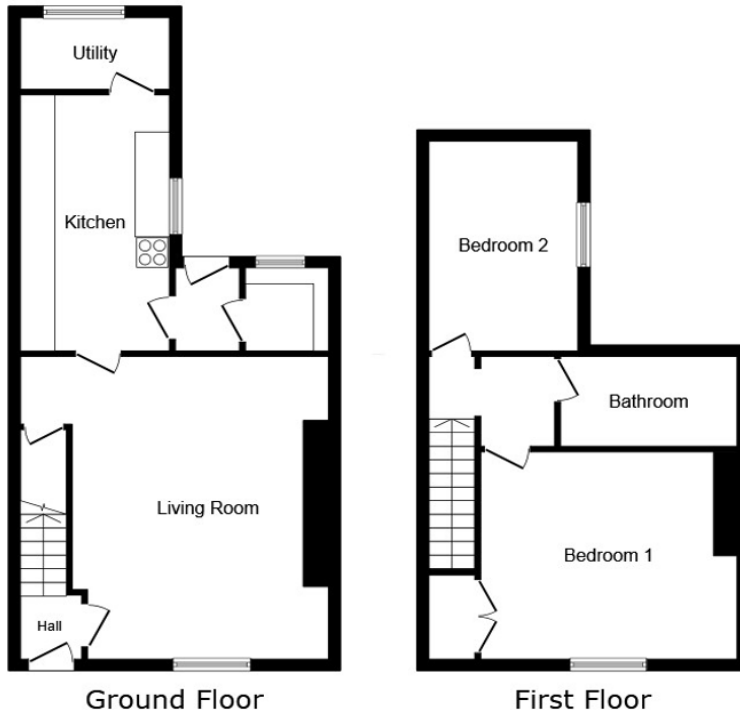
Three piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, bath with stainless steel mixer tap with over head shower, radiator, cladded walls and tiled flooring.



## External Rear

Courtyard and on street parking to the rear elevation.





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](http://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>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(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	

Heaton Terrace, Station Town, Wingate, Durham, TS28 5EX

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

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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