



Front Street, Station Town, Wingate, Durham, TS28

Asking Price: £90,000

Freehold

Other important information which you will need to know about this property can be found at reedsrains.co.uk

Property

Entrance Hall
Door to the front into small entrance, leading to lounge.

Lounge
Spacious lounge with a window to the front.

Dining Room
Second reception room with access to the first floor via staircase.

Kitchen
Fitted kitchen with integrated appliances, and a window to the rear.

Bathroom
Featuring a bath, a walk-in shower, a toilet, a sink, and a frosted window to the rear.

First Floor Landing
Hallway leading to three bedrooms.

Bedroom
Double bedroom with patio doors out onto the flat roof at the rear, and with stairs up to the loft room, which has velux windows on either side.

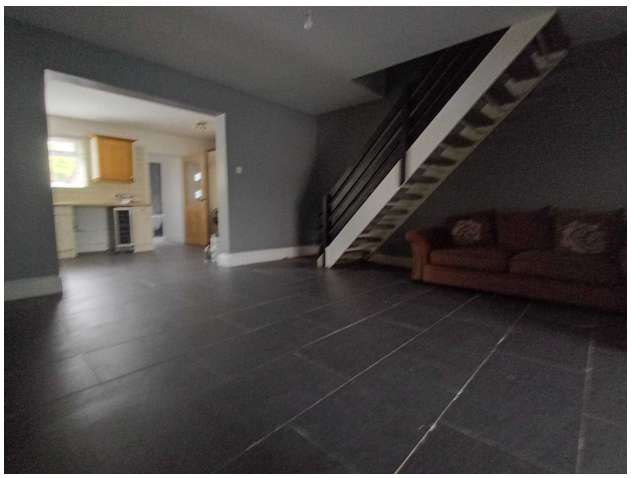
Bedroom
Bedroom with a window to the front.

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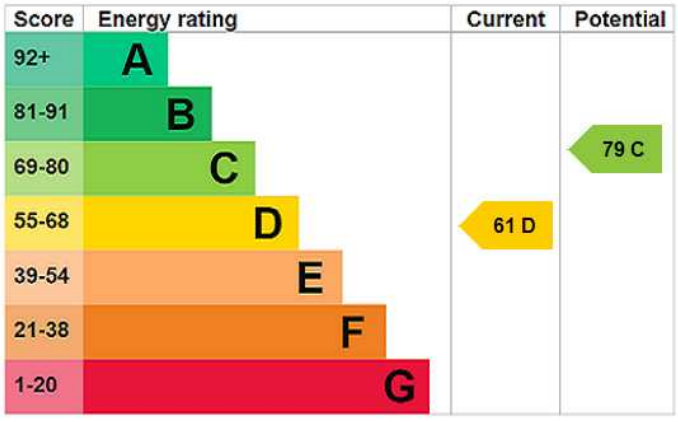
External
With a private yard to the rear with access to the back lane.

Additional Information
UPRN 100110467753
Floor Area 1,442 ft2/ 134 m2
Plot Size 0.03 acres
Local Authority Durham
Council Tax Band A
Council Tax Estimate £1,748
Flood Risk:
Rivers & Seas: Very low
Surface Water : High
Title Number DU167705









Tenure Freehold

Agent's Note
HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be registered. As part of this, there are multiple requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an identity verification service, approved by the Government as part of the Digital Identity and Attributes Trust Framework (DIATF). This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on to our clients. We elected for this verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC.

The administrative charge for this process is £40 plus VAT for a sole purchaser, £65 plus VAT for two purchasers and £75 plus VAT three or more purchasers.

Charges
Council Tax Band: A

EPC Rating: D

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