





28 Angate Street

Wolsingham, Weardale

Charming 1-bed ground floor flat in Wolsingham village. Features spacious bedroom, sleek LVT flooring, private external access, and off-street parking. Will be sold with a leasehold term of 999 years. Enjoy the convenience and accessibility of this desirable location.

Council Tax band: A

Tenure: Leasehold (999 years)

- 1 bedroom Ground Floor flat
- Ideal for first time buyers
- No onward chain
- Spacious double bedroom
- Off street parking for 1 vehicle
- Private entrance
- Leasehold. To be sold with the benefit of a 999 year lease
- Centre of Wolsingham village
- Council tax band A



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Hallway

4' 6" x 3' 0" (1.38m x 0.92m)

Accessed through the property's communal area is the entrance hallway. The hallway provides access to the bedroom on the right or through to the living room on the left and benefits from LVT flooring. The property's fuse box is also found in the entrance hallway.

Living Room

13' 6" x 11' 8" (4.12m x 3.56m)

Accessed via the hallway you will find the living room. The living room is well presented and spacious, it benefits from a large uPVC window allowing for lots of natural light and overlooks the communal courtyard and parking area. Boasting LVT flooring, intercom system and fireplace surround. A large inbuilt cupboard which houses the property's hot water tank offers space for storage.

Kitchen

9' 0" x 7' 8" (2.75m x 2.34m)

Accessed via the living room the kitchen also benefits from a private external access via the off street parking area. Boasting a new uPVC external door and uPVC window. The kitchen offers space for a fridge freezer and washing machine but offers integrated appliances including an electric oven and hob, cooker hood and 1.5 sink. The kitchen also benefits from fully tiled flooring throughout.





Bathroom

5' 10" x 7' 9" (1.79m x 2.36m)

Accessed via the kitchen, the bathroom is a well appointed 3 piece bathroom suite. Offering a large corner bath with overhead electric shower, WC and hand wash basin. The bathroom benefits from fully tiled flooring, half tiled walls and a uPVC window.

Bedroom

13' 6" x 11' 5" (4.11m x 3.48m)

Accessed via the hallway and located at the front of the property is the bedroom. A generously proportioned double bedroom providing ample space for free standing storage furniture. A large hardwood double glazed sash window with deep sill allows for lots of natural light.



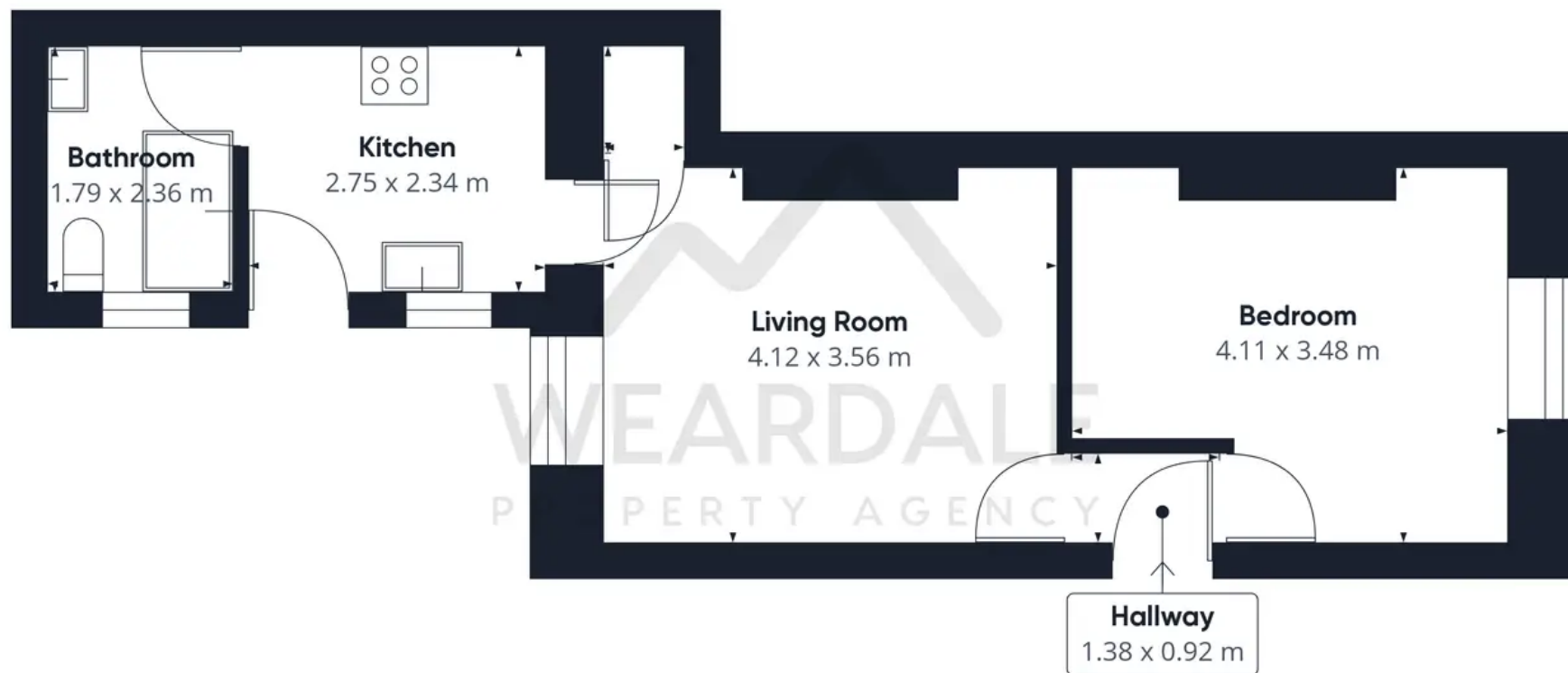


Off Street Parking

1 Parking Space

The property has the benefit of off street parking for 1 vehicle. Accessed via a passageway and located adjacent to the property.





Approximate total area⁽¹⁾
40.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Although every care has been made to ensure that these particulars are accurate, no responsibility for any inaccurate information can be accepted, the information is provided as a general guide only and does not form part of any contract. All measurements are approximate. Any intending purchaser should satisfy themselves of the accuracy of the information and should not rely solely on the information outlined in this advertisement.



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