



## 2 bed character property to buy

The Cloisters, Wingate, Durham, TS28 5PT

# £120,000

🏠 x2 🚗 x1 🚲 x1

Tenure

Size

**Freehold**

**1012 sq ft / 94 sq m**

Driveway & Garage parking

Garden

## Property features

- ✓ No Onward Chain
- ✓ Unique Two-Bedroom Mezzanine Home
- ✓ Converted Former Grammar
- ✓ Character Features and High
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Unique Two-Bedroom Mezzanine Home | No Chain Involved

Occupying a prime position within the highly regarded development of The Cloisters, Wingate, this exceptional two-bedroom mezzanine home forms part of a sympathetically converted former grammar school, seamlessly blending historic character with contemporary living.

Offered to the market with no onward chain, this distinctive property presents a rare opportunity to acquire a home full of charm, individuality, and architectural interest. The spacious accommodation is enhanced by impressive period features, high ceilings, and an abundance of natural light, creating a warm and inviting atmosphere throughout.

The accommodation briefly comprises a generous living space, ideal for both relaxing and entertaining, alongside a well-appointed kitchen fitted with a range of units and workspace. There are two well-proportioned bedrooms, including a spacious master bedroom benefiting from its own en-suite shower room, while the second bedroom provides versatile accommodation suitable for guests, family members, or a home office. A modern family bathroom completes the layout.

Further benefits include gas central heating and UPVC double glazing, ensuring comfort and efficiency all year round.

Externally, the property enjoys the added advantage of a private enclosed rear garden, providing an excellent outdoor space for relaxing, entertaining, or family enjoyment. To the front, the property benefits from pleasant open views across the former school playing fields, enhancing the sense of space and offering an attractive outlook. A garage and private driveway provide convenient off-street parking and valuable storage space.

The Cloisters is a popular residential development, ideally situated for access to local amenities, schools, and transport links, making this an attractive proposition for first-time buyers, professionals, downsizers, and investors alike.

Properties of this character and style rarely become available, and early viewing is strongly recommended to fully appreciate the space, charm, and unique setting on offer.

Council Tax Band: B

Tenure: Freehold

Price: £120,000

Property Type: Character Property

Build Size: 94 sq m

USPs: Garden, Chain free

Parking: Driveway & Garage

Heating: Gas

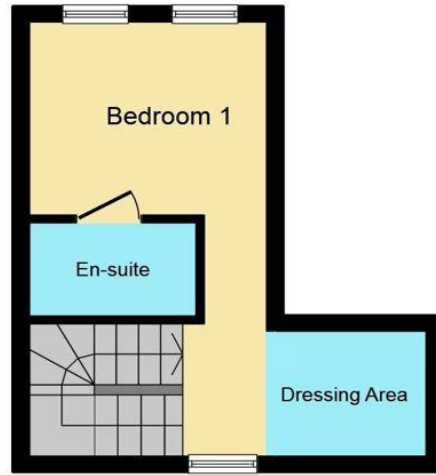
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic




**Ground Floor**



**First Floor**

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		74	
(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 	

The Cloisters, Wingate, Durham, TS28 5PT

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

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