



68 Newholme Estate, Station Town, Wingate, County Durham, TS28 5EN
Guide Price £150,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

68 Newholme Estate is a fantastic two bedroom home for a prospective purchaser with generously proportioned rooms and extensive outside space being situated on a large corner plot.

- Two bedroom semi detached house
 - Two reception rooms
 - Rear garden
- Secure yard with ample off street parking
 - Accessible location
- Energy performance rating D 65



www.vickersandbarrass.co.uk

LOCATION

Station Town is a small, semi-rural village located just south of Wingate in County Durham, within easy reach of Hartlepool, Peterlee, and the A19. Once closely linked to the region's mining heritage, the village now offers a peaceful residential setting surrounded by open countryside. Local amenities, schools, and medical services are available in nearby Wingate, while larger shopping and leisure facilities can be found in Peterlee and Durham.

For the commuter, the A19 is less than 2 miles to the east, the A1(M) approximately 10 miles to the southwest, and there is a train station at Durham which is on the east coast mainline connecting London with Edinburgh. International airports can be found at Newcastle and Teesside.

what3words ///reclining.unloaded.heaven

DESCRIPTION

68 Newholme Estate offers a prospective purchaser a fantastic opportunity to own a two bedroom semi



detached property sat on a corner plot offering extensive outside space.

The property comprises well proportioned living accommodation with a living room with brick fireplace and log burning stove, double doors to the rear garden, from the living room there is a conservatory to the front of the property and a kitchen to the side. The kitchen has white units with integrated appliances including, oven with four ring gas hob and extractor fan over, fridge, freezer, slimline dishwasher and washer drier. From the kitchen sink there is a window to the rear garden. From the kitchen stairs rise to the first floor.

To the first floor there are two bedrooms, both having dual aspects and one having a useful storage cupboard with shelving. The bathroom lies at the rear of the property having tiled walls and floor and a bathroom suite consisting of a corner bath with shower over, WC and wash basin.

Externally, to the front of the property there are steps leading up to a small patio area to the front of



the conservatory. There is a secure yard with wrought iron gates and parking for multiple vehicles. There is a double garage which has had one side utilised as a temporary stable. Next to the garage are two dog kennels with outdoor runs and there is also an aviary.

To the rear there is a lawned garden with steps up to a patio area perfect for outdoor seating. There is a small outbuilding which houses the combi boiler and provides additional storage space.

SERVICES

The property is served by mains electricity, water and drainage and has mains gas central heating.

COUNCIL TAX BAND

Durham County Council Tax Band A.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating D 65.

MATERIAL INFORMATION

It is understood that the property has access to a



good broadband connection and has good mobile phone signal in this area. We would advise prospective purchasers to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – October 2025
Photographs taken – October 2025

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to

condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

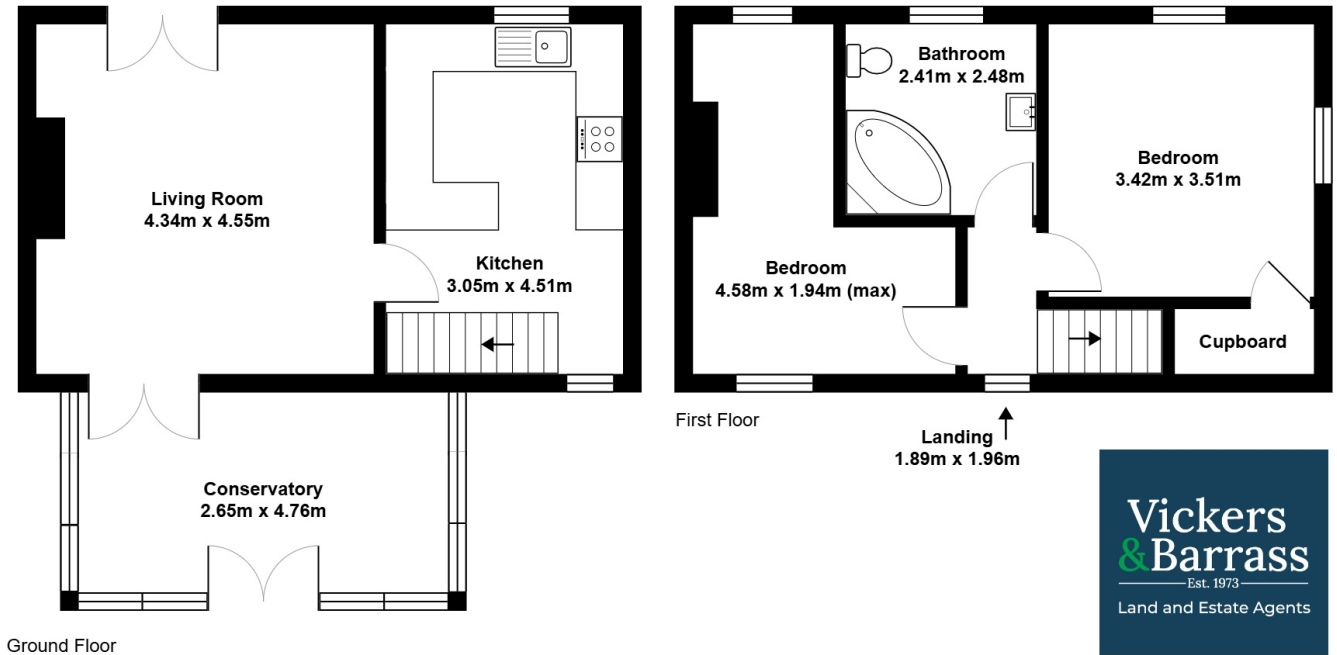


Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate and to generally amend the particulars or method of sale.

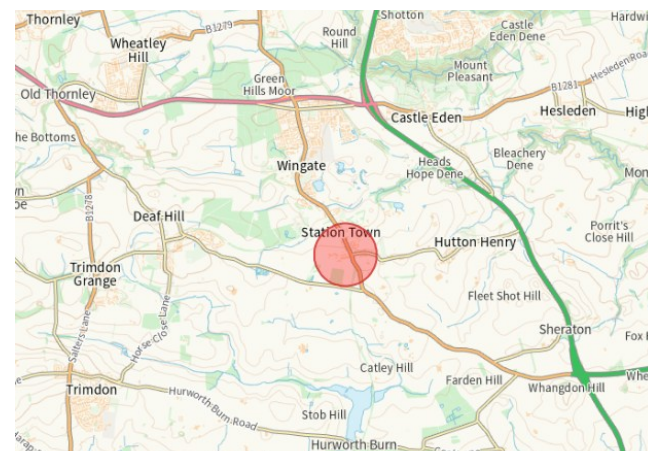
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The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



All measurements are approximate and for display purposes only





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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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