

2 bed semi-detached house to buy in DH7

Burnhopeside Avenue, Lanchester, Durham, Durham, DH7 0NF

£110,000

x 2 x 1 x 1

Tenure

Freehold

Driveway parking

Garden

Property features

- No Chain
- Council Tax Band A
- Sought After Village Location
- Two Double Bedrooms
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Water supply: Direct mains water

Arrange a viewing

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Senior Valuer
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- Flexible viewing slots
- Accompanied viewings

Description

Situated within a popular residential development in the highly sought-after village of Lanchester, this well-maintained two-bedroom semi-detached home offers deceptively spacious accommodation extending to approximately 891 sq ft (83 sq m). The property benefits from a generous dual aspect lounge/dining room with feature fireplace, a bright conservatory enjoying views over the rear garden, a fitted kitchen, two double bedrooms and a modern family bathroom. Externally, there is a block paved driveway providing off-street parking for multiple vehicles, whilst to the rear is an enclosed, low-maintenance garden incorporating paved seating areas, lawn, gravelled borders, raised planting beds and a greenhouse, all enjoying an open aspect towards the surrounding countryside. A covered side passageway with two brick-built storage outbuildings provides excellent additional storage for bicycles, gardening equipment and household items. Ideally suited to first-time buyers, downsizers and investors alike, the property is conveniently positioned for the excellent range of local amenities, schools and transport links available within the village.

Council Tax Band: A

Tenure: Freehold

Price: £110,000

Property Type: Semi-detached house

USPs: Garden, Chain free

Parking: Driveway

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Heating: Gas

Water: Direct mains water

Sewerage: Standard UK domestic

External

To the front of the property is a block paved driveway providing off-street parking for several vehicles, together with a side access leading to the rear garden.



Living Room

3.27m x 6.33m (10'8" x 20'9")

A spacious and well-presented dual aspect lounge/dining room, benefiting from a large window to the front elevation and French doors opening into the conservatory, allowing an abundance of natural light throughout. The room features a contemporary inset gas fire with marble effect surround and hearth, while offering ample space for both living and dining furniture, creating an ideal setting for everyday family life and entertaining.



Kitchen

2.12m x 3.56m (6'11" x 11'8")

Fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer unit. The kitchen benefits from tiled splashbacks, space for freestanding appliances and a useful understairs storage cupboard. A window to the rear elevation provides views over the garden, whilst a uPVC door offers external access.



Conservatory

2.44m x 2.69m (8'0" x 8'9")

A bright and inviting conservatory of uPVC construction with a glazed pitched roof, enjoying pleasant views over the rear garden. Benefiting from laminate flooring and a central heating radiator, the room provides a versatile additional reception area, ideal for relaxing or entertaining throughout the year.



Bedroom One

3.80m x 2.61m (12'5" x 8'6")

A generously proportioned double bedroom situated to the front elevation, benefiting from two windows allowing plenty of natural light. The room offers ample space for freestanding bedroom furniture and further benefits from a built-in storage cupboard, providing practical additional storage.



Bedroom Two

2.51m x 2.96m (8'2" x 9'8")

A well-proportioned second bedroom overlooking the rear elevation, benefiting from fitted sliding door wardrobes with mirrored panels, providing excellent hanging and storage space. The room comfortably accommodates a double bed and would also lend itself well as a guest bedroom, nursery or home office.



Bathroom

2.02m x 2.02m (6'7" x 6'7")

Appointed with a modern three-piece suite comprising a panelled bath with mains-fed shower and glazed screen, vanity wash hand basin and low-level WC. The room is finished with contemporary wall tiling, contrasting floor tiles, a chrome heated towel rail and a frosted window to the rear elevation. A built-in airing cupboard provides additional storage.

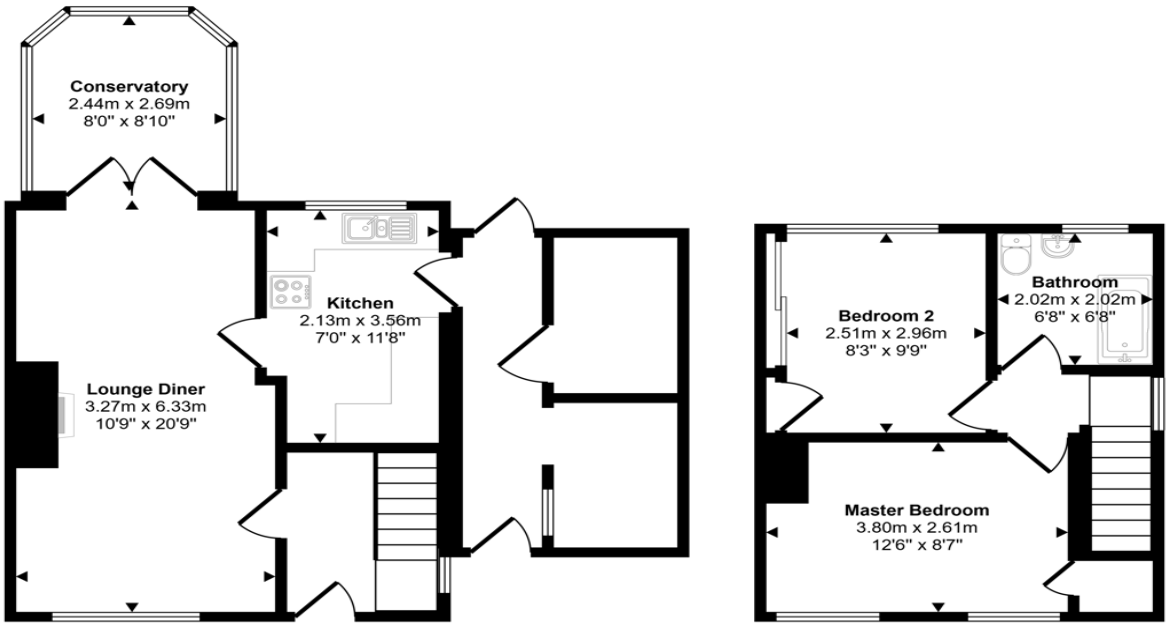


Garden

To the rear is a generous enclosed south facing garden Designed for ease of maintenance, the garden incorporates a paved patio area adjoining the conservatory, a central lawn, gravelled borders, raised planting beds and a greenhouse, providing an ideal space for relaxing and outdoor entertaining. Timber fencing to the boundaries offers a good degree of privacy



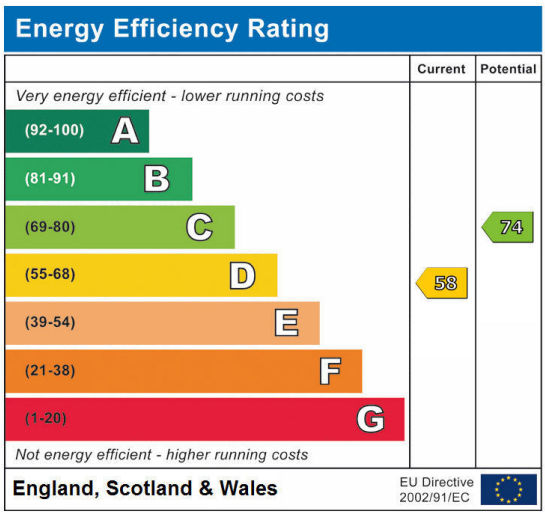
Approx Gross Internal Area
83 sq m / 891 sq ft



Ground Floor
Approx 54 sq m / 584 sq ft

First Floor
Approx 29 sq m / 307 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Burnhopeside Avenue, Lanchester, Durham, Durham, DH7 0NF

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

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