



2 bed semi-detached house to buy in DH7

Pethside, Lanchester, Durham, Durham,
DH7 0NA

£110,000

 x2  x1  x1

Tenure

Freehold

Property features

- ✓ No Chain
- ✓ Popular Lanchester Location
- ✓ Two Bedroom Semi -Detached
- ✓ Pleasant Valley Views
- ✓ EPC Rating C

On Street parking

Garden

Key Information

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

Arrange a viewing

Richard Brough
Senior Valuer
Consett

01207 508262
consett@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Please note, internal photographs will be added once the property has been cleared.

Pattinson Estate Agents are pleased to welcome to the market this two-bedroom semi-detached home, ideally situated on Pethside in the popular village of Lanchester.

The property offers well-proportioned accommodation across two floors and would make an excellent purchase for a range of buyers, including first-time buyers, couples, downsizers and investors.

The ground floor comprises an entrance hall, fitted kitchen and a spacious lounge/diner, providing plenty of room for both living and dining furniture. To the first floor are two well-proportioned bedrooms, a bathroom and useful built-in storage.

Lanchester is a highly regarded village offering a range of local shops, cafés, pubs and everyday amenities, together with schools and attractive countryside nearby. Pethside is situated between Burnhopside Avenue and Manor Grange within the 1950s-built residential estate just off Durham Road (A691) in Lanchester, half a mile from the village centre, which has a range of shops, cafes, pubs, restaurants and other community facilities, as well as renowned primary and secondary schools. There are local country walks, including along the old railway line, while the A691 provides easy access to Consett (5.4 miles) and Durham (8 miles), with Newcastle also less than 15 miles away.

Early viewing is recommended to appreciate the accommodation and location on offer.

Council Tax Band: A

Tenure: Freehold

Price: £110,000

Property Type: Semi-detached house

USPs: Garden, Chain free

Parking: On Street

Construction materials: Brick and block

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

External

The property occupies an elevated position with a front garden enclosed by a low-level brick boundary wall, with steps and pathway providing access to the front entrance. Mature hedging and established planting provide additional greenery and privacy.

Kitchen

Fitted kitchen with space for a range of appliances and work surfaces, with a window providing natural light.



Living Room

A particularly spacious main reception room offering ample space for both lounge and dining furniture. Multiple windows provide plenty of natural light, creating a bright and versatile living space.



Bedroom One

Generously proportioned double bedroom with space for a range of bedroom furniture and windows providing natural light.



Bedroom Two

Well-proportioned second bedroom with useful built-in storage, suitable as a bedroom, guest room or home office.



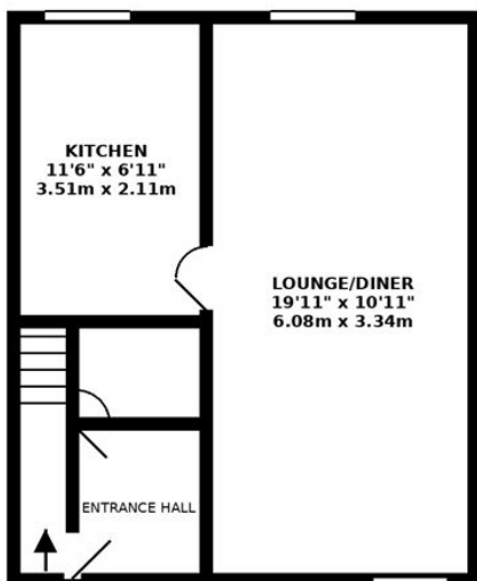
Bathroom

Well-proportioned bathroom with window providing natural light and ventilation.

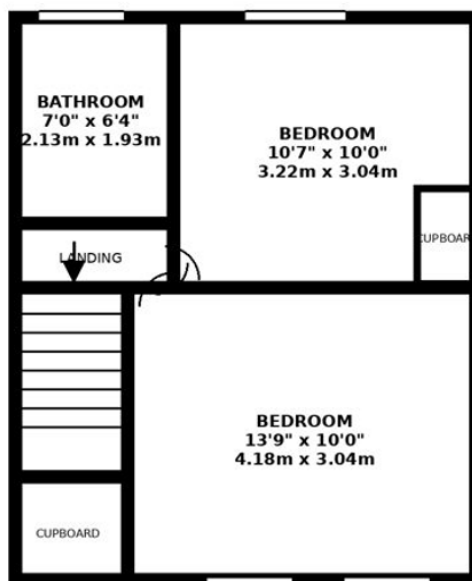


GROUND FLOOR

337 sq. ft. (31.3 sq.m.) approx.

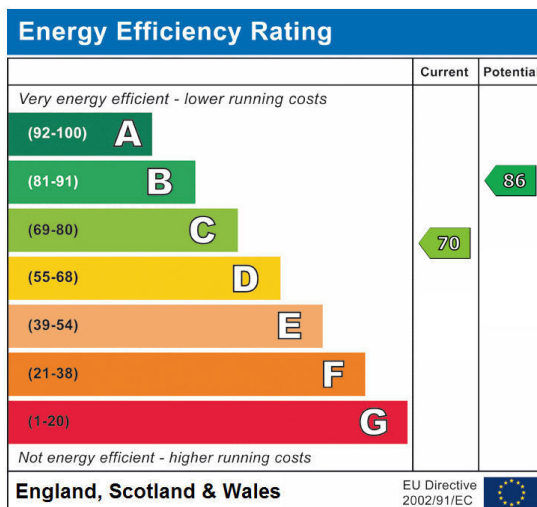
**1ST FLOOR**

332 sq. ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 669 sq. ft. (62.1 sq.m.) approx.

For identification/marketing purposes only. Measurements are approximate.



Pethside, Lanchester, Durham, Durham, DH7 0NA

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

55 Medomsley Road, Consett, County Durham, Tyne & Wear, DH8 5HQ, Tel: 01207 508262, Fax: 01207 583771, consett@pattinson.co.uk, www.pattinson.co.uk

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

