



## 4 bed detached house to buy in

Kestrel Way, Haswell, Haswell, Durham,  
DH6 2BF

# £194,000

 x4  x2  x2

Tenure

**Freehold**

## Property features

- ✓ Detached
- ✓ Four Bedrooms
- ✓ Garage And Driveway
- ✓ Enclosed Garden
- ✓ EPC Rating C

Garage parking

Garden

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

0191 5183521  
peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*DETACHED\*\*FOUR BEDROOMS\*\*GARAGE AND DRIVEWAY\*\*POPULAR LOCATION\*\***

Pattinson Estate Agents are happy to welcome to the market this immaculate four bedroom detached family home situated on the ever popular Kestrel Way in Haswell, County Durham. Ideally located within easy access to all of the local amenities, transport link and popular local schools.

This family home property briefly comprises of:- entrance/hallway, open plan lounge/diner, kitchen, downstairs WC and conservatory. To the first floor there is the principle bedroom with en-suite, a further three bedrooms and a family bathroom. Externally, the property offers an enclosed garden to the rear and a driveway with garage to the front.

Early viewing comes highly recommended to fully appreciate the size and location of the home. To arrange your internal viewing, please call our Peterlee office on 0191 5183521.

Council Tax Band: D

Tenure: Freehold

Price: £194,000

Property Type: Detached House

USPs: Garden, Has land

Parking: Garage

Heating: Gas

## External

Externally to the front there is a driveway leading to a single attached garage and an open garden. To the rear there is an enclosed spacious garden laid mainly to lawn.

---

## Conservatory

2.90m x 2.827m (9'6" x 9'3")

Double glazed conservatory giving access to the rear garden via French doors. Laminate flooring.

---

## Bathroom

Three piece family bathroom benefiting panelled bath with shower mixer tap, W.C and hand wash basin. Radiator and double glazed rear aspect window.



## Bedroom Four

2.852m x 2.201m (9'4" x 7'2")

Spacious fourth bedroom with carpet flooring, radiator and double glazed rear aspect window.



## Bedroom Three

2.701m x 2.759m (8'10" x 9'0")

Double bedroom with carpet flooring, radiator and double glazed rear aspect window.



## Bedroom Two

4.391m x 2.681m (14'4" x 8'9")

Double bedroom with carpet flooring, radiator and double glazed front aspect window.



## En-suite

2.035m x 1.868m (6'8" x 6'1")

Shower cubicle, W.C and hand wash basin. Also having tile flooring, heated towel rail and double glazed rear aspect window.



## Principle Bedroom

4.523m x 2.779m (14'10" x 9'1")

Principle bedroom with en-suite benefits from carpet flooring, fitted wardrobes, radiator and double glazed front aspect window.



## Downstairs W.C

1.645m x 1.328m (5'4" x 4'4")

Convenient downstairs W.C with hand wash basin.



## Kitchen

4.299m x 2.937m (14'1" x 9'7")

The kitchen is fitted with a range of wall and base units, contrasting roll top work surfaces, sink and drainer unit, 5 burner gas hob, electric oven and integrated dish washer. Laminate flooring, radiator, two double glazed rear aspect window and access to the rear hallway and downstairs W.C.



## Lounge/Dinning Room

7.326m x 3.425m (24'0" x 11'2")

Open plan lounge/diner area with carpet flooring, feature fireplace, two radiators and a double glazed front aspect window. This area also has access to the kitchen and conservatory via double glazed French doors.



## Entrance/Hallway

Property entrance leading to the hallway with access to the lounge/diner and first floor stair case.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(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	

Kestrel Way, Haswell, Haswell, Durham, DH6 2BF

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

**2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@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.

