

**To buy**

## 4 bed semi-detached house to buy in DH6

Marley Fields, Wheatley Hill, Durham,  
Durham, DH6 3BF

# £189,950

 x4  x2  x1

Tenure

**Freehold**

## Property features

- ✓ Semi-Detached Family Home
- ✓ Four Bedrooms
- ✓ Two Bathrooms
- ✓ Two Car Driveway
- ✓ EPC Rating B

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Arrange a viewing

Susan Davison  
Branch Manager  
Houghton

0191 5120933  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*SEMI DETACHED FAMILY HOME\*\*FOUR BEDROOMS\*\*PRINCIPAL BEDROOM WITH AN EN-SUITE\*\*TWO CAR DRIVEWAY\*\*HIGHLY DESIRABLE AREA\*\***

Pattinson Estate Agents are excited to welcome to the market this impressive semi-detached family home, which boasts four bedrooms and a two car driveway. Perfectly positioned within easy access of local shops and other amenities, good transport links and great major road links the A19. Within walking distance to Wheatley Hill Community Primary and Nursery School and Wingate Quarry as well as short drive to the coast, Durham & Sunderland City Centres.

This well presented family home is spacious throughout and briefly comprises:- Entrance/hallway, bright and airy lounge, a modern kitchen/dining room and a ground floor W.C. To the first floor are two double bedrooms, one of which has an en-suite, along with the family bathroom, while the second floor also benefits from two additional double bedrooms. Externally, the property has from a two car driveway to the front, while to the rear there is a fully enclosed garden, laid predominantly to lawn with a hot tub.

Early viewings come highly recommended to appreciate the size, standard and location of this property. Please call our Houghton branch to arrange a viewing.

Council Tax Band: B

Tenure: Freehold

Price: £189,950

Property Type: Semi-detached house

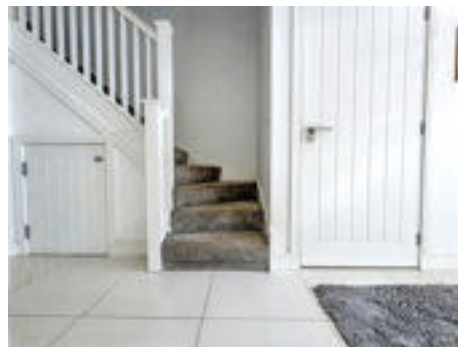
USPs: Garden

Parking: Driveway

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which has tiled flooring, a radiator and a utility cupboard that has plumbing for a washing machine.



## Lounge

3.02m x 4.61m (9'10" x 15'1")

Spacious lounge with carpet flooring, radiator, a double glazed window and French door leading to the rear garden.



## Kitchen/Dining Room

4.80m x 2.44m (15'8" x 8'0")

Modern kitchen/diner benefiting from a range of upper, lower and full length units with contrasting worksurfaces and matching up-stands, a stainless steel sink unit, breakfast bar, an integrated oven and gas hob. Tile flooring, a radiator and a double glazed front aspect window.



## Ground Floor W.C

1.62m x 1.03m (5'3" x 3'4")

Convenient downstairs W.C with a hand wash basin, tile flooring, partly tiled walls and a radiator.



## Principal Bedroom

2.85m x 4.09m (9'4" x 13'5")

Double bedroom with an en-suite, carpet flooring, fitted wardrobes, a radiator and two double glazed rear aspect windows.



## En-suite

0.97m x 2.48m (3'2" x 8'1")

Convenient en-suite with walk-in shower, W.C and a hand wash basin, Tiled flooring, tiled walls, vanity cupboard and a radiator.



## Bedroom Two

2.49m x 2.01m (8'2" x 6'7")

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



## Bathroom

1.96m x 2.50m (6'5" x 8'2")

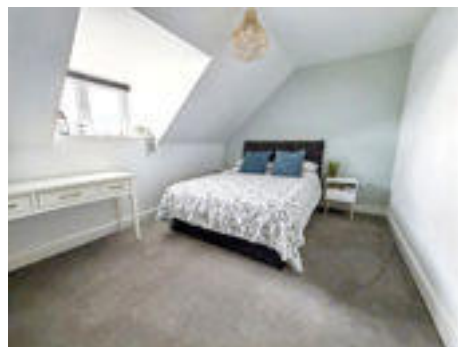
Stylish bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and W.C. Tiled flooring, tiled walls, vanity cupboard, a radiator and a double glazed window.



## Bedroom Three

3.99m x 3.03m (13'1" x 9'11")

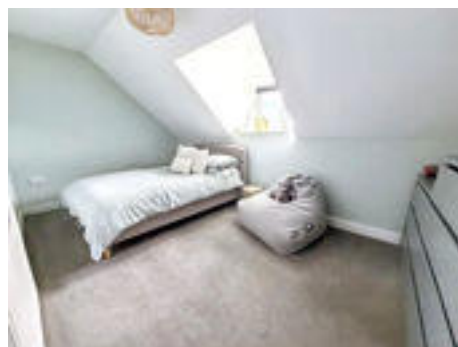
Double bedroom with carpet flooring, a radiator and a double glazed front aspect window.



## Bedroom Four

2.61m x 4.64m (8'6" x 15'2")

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

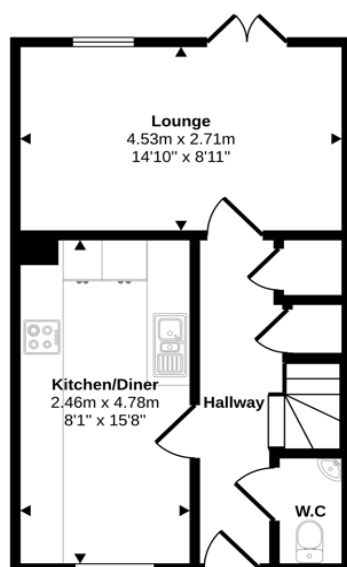


## External

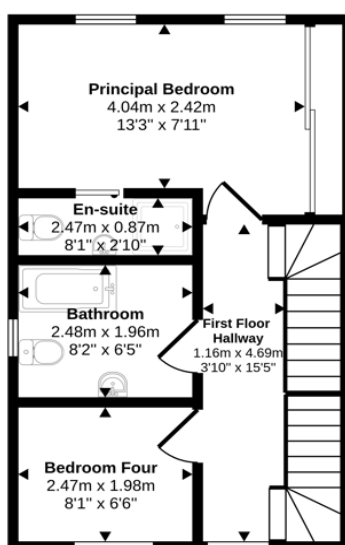
Externally, to the front there is a two car driveway and gated access to the rear garden. To the rear lies a good sized garden laid to lawn with a patio adjacent to the property, there is also there additional bonus of a sheltered hot tub.



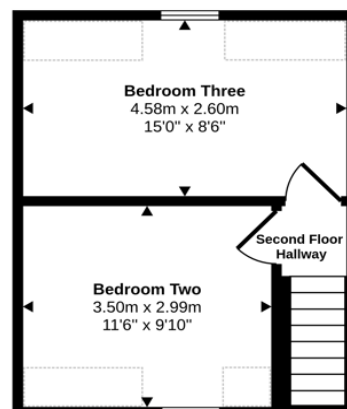
Approx Gross Internal Area  
96 sq m / 1037 sq ft



Ground Floor  
Approx 35 sq m / 377 sq ft



First Floor  
Approx 35 sq m / 377 sq ft



Second Floor  
Approx 26 sq m / 282 sq ft

Denotes head height below 1.5m

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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            | 83                      |           |
| (69-80) <b>C</b>                            |                         | 75        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   |                         |           |
|                                             | EU Directive 2002/91/EC |           |

Marley Fields, Wheatley Hill, Durham, Durham, DH6 3BF

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

**14a Newbottle Street, Houghton Le Spring, Tyne and Wear, Tyne & Wear, DH4 4AB, Tel: 0191 5120933, houghton@pattinson.co.uk, www.pattinson.co.uk**

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