



### 3 bed semi-detached house to buy in DH7

Meadow Way, Lanchester, Durham,  
Durham, DH7 0QB

**£180,000** Offers Over

 x3  x1  x1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Three Bedroom Semi-Detached Family Home
- ✓ Modern Kitchen/Dining Room
- ✓ South-Facing Rear Garden
- ✓ Garage & Driveway Providing Off-Street Parking
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Richard Brough  
Senior Valuer  
Consett

01207 508262  
consett@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are pleased to welcome to the market this well-presented three-bedroom semi-detached family home, situated within the sought-after village of Lanchester. Offering spacious accommodation throughout, a modern kitchen and bathroom, driveway, garage, south-facing rear garden and open views to the front, this property is likely to appeal to a range of buyers including families and professionals seeking a village location with excellent local amenities and well-regarded schools.

The accommodation briefly comprises an entrance hallway leading to a generous lounge positioned to the rear of the property, overlooking the garden and featuring a contemporary decorative finish with a focal fireplace incorporating a timber mantel and multi-fuel style stove. The modern kitchen/dining room extends the full depth of the property and is fitted with a range of high gloss wall and base units, wood-effect work surfaces, contrasting tiled splashbacks and space for a range-style cooker, providing ample room for family dining and everyday living.

To the first floor are three well-proportioned bedrooms, all offering good natural light, with the principal bedroom enjoying attractive open views across the surrounding countryside. Completing the accommodation is a modern family bathroom fitted with a white three-piece suite including panelled bath with glazed shower screen, pedestal wash hand basin and WC.

Externally, the property benefits from gardens to both the front and rear. The south-facing rear garden offers a patio seating area and mature planting, providing an ideal space for outdoor dining and entertaining. To the front is a further garden together with a driveway providing off-street parking and access to the attached garage. The elevated position also enjoys attractive far-reaching views to the front.

Meadow Way is situated within the popular village of Lanchester, offering a wide range of local amenities including independent shops, cafés, restaurants, supermarkets and healthcare facilities. The village is well known for its highly regarded primary and secondary schools and provides excellent transport links to Durham City, Consett, Newcastle and the surrounding areas. The surrounding countryside also offers a variety of walking and cycling routes, making the location ideal for those seeking village living with convenient commuter access.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £180,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance Hall

1.60m x 1.80m (5'2" x 5'10")

Composite entrance door, staircase leading to the first floor and access to the principal ground floor accommodation.

---

## Lounge

4.60m x 3.40m (15'1" x 11'1")

A spacious reception room overlooking the rear garden via a large picture window. Finished in neutral décor with fitted carpet, the room features a contemporary fireplace with timber beam mantel and inset multi-fuel style stove creating an attractive focal point. Ample space is available for lounge furnishings.



## Kitchen / Dining Room

6.30m x 2.40m (20'8" x 7'10")

A modern fitted kitchen incorporating a range of high gloss wall and base units with wood-effect work surfaces and contrasting green tiled splashbacks. Fitted with an inset sink unit, space for a range-style cooker with extractor canopy above and further appliance space. The room provides ample dining space and enjoys pleasant views to the front over the surrounding area.



## First Floor Landing

2.80m x 0.90m (9'2" x 2'11")

Providing access to all first-floor rooms. Loft Access.

---

## Bedroom One

3.50m x 3.50m (11'5" x 11'5")

A generous double bedroom positioned to the front elevation with fitted wardrobes and attractive open views across the surrounding countryside. Finished with fitted carpet.



## Bedroom Two

3.60m x 2.50m (11'9" x 8'2")

A further double bedroom overlooking the front garden with space for freestanding bedroom furniture.



## Bedroom Three

2.50m x 2.50m (8'2" x 8'2")

A well-proportioned third bedroom, suitable for use as a child's bedroom, guest room or home office.



---

## Family Bathroom

3.50m x 1.40m (11'5" x 4'7")

Fitted with a modern white three-piece suite comprising panelled bath with glazed shower screen and shower over, pedestal wash hand basin and low-level WC. Complemented by contemporary wall panelling, storage cupboard, wood-effect flooring and a frosted window providing natural light.



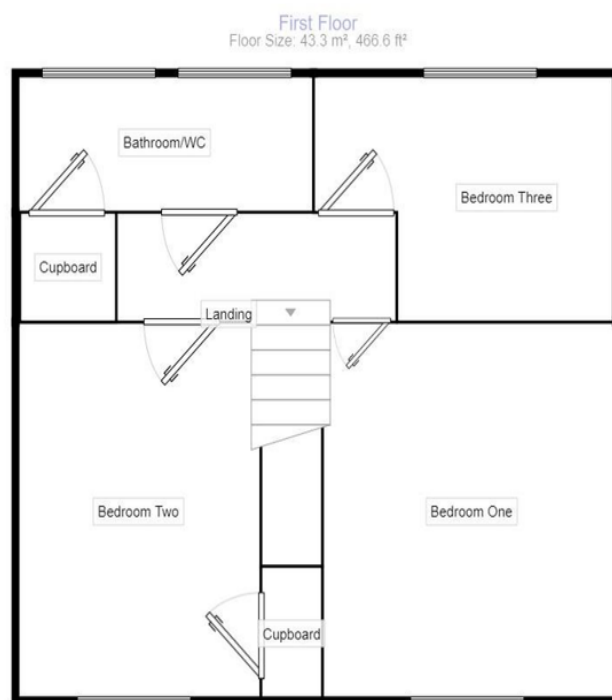
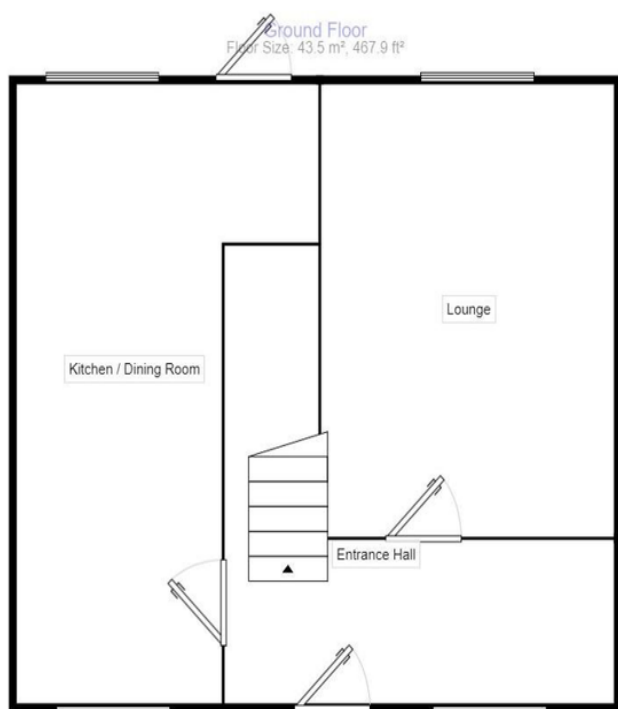
---

## Externally

To the front of the property is a garden together with a driveway providing off-street parking and access to the attached garage. The elevated position benefits from attractive open views across the surrounding countryside.

The enclosed south-facing rear garden has been designed for ease of maintenance and includes a paved patio seating area, mature planting and lawn, providing an ideal outdoor space for entertaining and family use.





Measurements are approximate. Not to scale. For illustrative purposes only.

| Energy Efficiency Rating                           |         |                         |
|----------------------------------------------------|---------|-------------------------|
|                                                    | Current | Potential               |
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92-100) <b>A</b>                                  |         |                         |
| (81-91) <b>B</b>                                   |         |                         |
| (69-80) <b>C</b>                                   |         | 79                      |
| (55-68) <b>D</b>                                   |         |                         |
| (39-54) <b>E</b>                                   | 46      |                         |
| (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 |

Meadow Way, Lanchester, Durham, Durham, DH7 0QB

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

**55 Medomsley Road, Consett, County Durham, 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.

