



3 bed semi-detached house to buy in DH6

East Lea, Thornley, Durham, Durham, DH6 3EA

£160,000

 x3  x1  x1

Tenure

Freehold

Property features

- ✓ Driveway & Garage
- ✓ Three Bedrooms
- ✓ Recently renovated
- ✓ No upper Chain
- ✓ EPC Rating C

Driveway & Garage parking

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Air Source Heat Pump

Arrange a viewing

Kathryn Greensmith
Branch Manager
Durham City

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to offer to the market this well-presented three-bedroom semi-detached property, which has been refurbished to a high standard throughout and is ideally situated in East Lea, Thornley.

Upon entering the property through a modern composite front door, you are welcomed into a spacious entrance vestibule, featuring attractive porcelain tiled flooring and a side window, complemented by a large glazed window overlooking the hallway, allowing plenty of natural light to flow through. The hallway benefits from a gorgeous oak staircase and a stylish oak half-glazed door leading through to the living room.

The spacious living room with a large bay window to the rear elevation, is finished with neutral décor and carpeting, creating a warm and inviting space. The room features two attractive oak doors, one leading through to the kitchen and the other providing access to the hallway. The lounge is a cozy room, ideal for family evenings to settle down in front of the TV.

The property benefits from a bright, modern fitted kitchen with high-gloss units, ample storage and light wood-effect worktops. It features a 1.5 bowl sink that overlooks the exterior, a built-in electric oven, built-in microwave, electric hob and integrated fridge freezer, along with recessed lighting and durable Lino flooring. With no expense spared, the kitchen offers a welcoming space to prepare meals and a useful breakfast bar to enjoy them on. The kitchen leads to a hallway with three handy storage cupboards, providing plenty of additional storage for a clutter free home. In addition to the kitchen, this home offers a spacious utility room, which mirrors the kitchen style with a built in washing machine, space for a tumble dryer and plenty of cupboard storage. An external door makes this an ideal room to let pets go outside and house their supplies.

To the first floor, the property offers three well-presented bedrooms, comprising two spacious double bedrooms and one single bedroom. All bedrooms are carpeted and decorated in neutral tones, creating bright and comfortable spaces. The master bedroom benefits from a well designed, large built-in wardrobe featuring a full length mirror panel, providing useful storage and has wall-mounted bedside lights for a stylish finish.

The well designed family bathroom features a panelled bath with mixer tap, a curved corner shower enclosure with rainfall shower head and separate body shower head, wash hand basin with vanity unit and low-level WC. The bathroom is finished with stylish grey marble-effect wall tiling, tiled flooring and contemporary chrome fittings. Two frosted windows provide plenty of natural light while maintaining privacy.

Externally, the property continues to impress, with a brick wall enclosure and gate leading to steps up to the front door. The garden is laid with artificial turf, providing an attractive, low-maintenance finish all year round. To the rear, the vendor has had a large garage built, offering secure parking for a car and additional storage for garden furniture and other belongings, while also providing a pleasant outlook towards the property. A driveway provides parking for two cars, with steps leading to the multiple garden levels, which have been thoughtfully designed to make the most of the outdoor space. The rear garden features decking, artificial turf and patio areas, creating a pleasant space for entertaining and enjoying the summer months. The rear of the property can also be accessed via Gore Hill Estate, providing convenient access to the garden and garage.

The property is conveniently located in Thornley, close to local shops, schools, medical facilities and everyday amenities. There are good transport links to Durham, Peterlee and surrounding areas, with easy access to the A19 and A1(M), along with regular bus services and nearby Horden railway station.

To arrange a viewing or for further information, please contact your local Durham Pattinson Estate Agents today on 0191 383 2133.

Council Tax Band: A

Tenure: Freehold

Price: Offers in the Region of £160,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Listed property: No

Conservation area: No

Heating: Air Source Heat Pump

Water meter: No

Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Kitchen



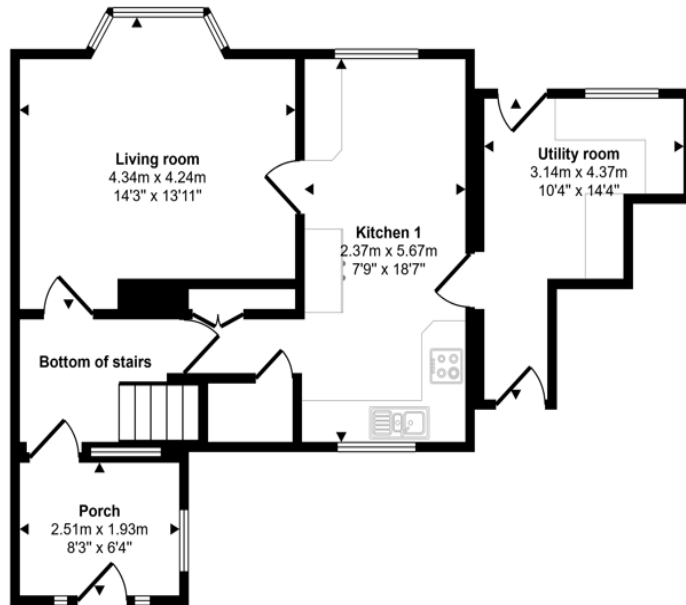
Living Room



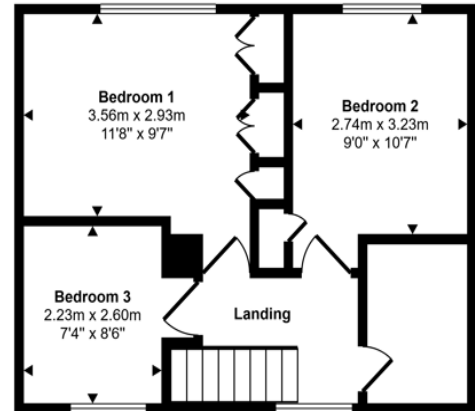
Utility Room



Approx Gross Internal Area
95 sq m / 1027 sq ft



Ground Floor
Approx 55 sq m / 597 sq ft



First Floor
Approx 40 sq m / 430 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

East Lea, Thornley, Durham, Durham, DH6 3EA

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

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