



This three-storey town house is ideal for families seeking ample living space and proximity to reputable schools. Upon entering, you are greeted by a welcoming entrance hallway with utility room and internal access to the integral garage. In addition there is a ground floor WC.

The first-floor living room seamlessly opens into the dining area, creating an inviting atmosphere for family gatherings and entertaining guests. The fitted kitchen is well-equipped, making meal preparation a delight.

The property boasts three generously sized bedrooms on the second floor, providing plenty of room for relaxation and personal space. A recently installed family bathroom/WC adds a modern touch, ensuring that all your needs are met.

For those with vehicles, the property features a driveway accommodating 2-3 cars, along with a large integral garage, offering additional parking and storage options. The enclosed garden to the rear provides a private outdoor space, perfect for enjoying sunny days or hosting barbecues.





### Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

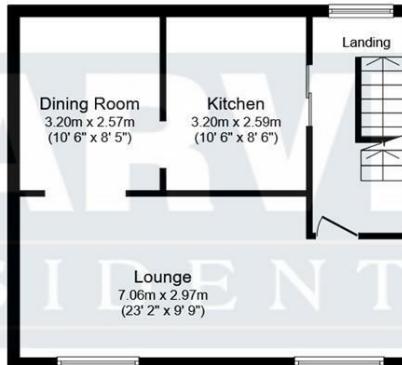
uPVC double glazing throughout

Council Tax:- Band B

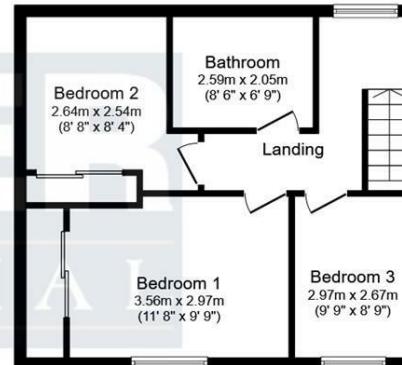
Local Authority:- Durham County Council



**Ground Floor**  
Floor area 46.5 sq.m. (501 sq.ft.)



**First Floor**  
Floor area 44.4 sq.m. (478 sq.ft.)



**Second Floor**  
Floor area 44.4 sq.m. (478 sq.ft.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	77
EU Directive 2002/91/EC			

**Total floor area: 135.3 sq.m. (1,456 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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MAB 6202

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