



**20 Clarence Gate, Durham, DH6 2TX**  
**Offers Over £145,000**

FIRST TIME BUYER ALERT this three bedroom detached home has curb appeal. The immaculate accommodation briefly comprises: Entrance door to a welcoming hallway, cloaks w.c, spacious lounge, fitted kitchen, dining room with patio doors to rear, stairs to first floor landing provide access to a bathroom with white suite and three bedrooms. Externally there are front and rear lawned gardens with a driveway and garage. Additional benefits include: Gas central heating, double glazing and no chain.

### Entrance door to

#### Welcoming Hallway

Radiator, alarm control panel, stairs to first floor.

#### Cloaks w.c

Low level w.c, wash hand basin with mixer tap, radiator.

### Lounge 13'9" max x 12'2" (4.21 max x 3.73 )



Radiator, coving to ceiling, wall mounted modern electric fire.

### Kitchen 9'9" x 7'11" (2.98 x 2.43 )



Range of base and floor units with contrasting work surfaces incorporating a stainless steel electric oven and gas hob with overhead extractor and tiled splash back, stainless steel sink and drainer with mixer tap, wall mounted gas central heating boiler, plumbing for washing machine, door to the side, storage cupboard.

### Dining Room 7'3" x 10'4" (2.22 x 3.16 )



Rear facing with double glazed patio doors leading to the garden, radiator.

#### Stairs To First Floor

Landing, double glazed window to the side elevation, loft access, airing cupboard with radiator.

### Bedroom One 9'2" x 13'11" (2.80 x 4.26 )



Front facing, double glazed window, radiator.

### Bedroom Two 10'1" x 9'1" (3.09 x 2.78 )



Rear facing, double glazed window radiator.

### Bedroom Three 6'2" x 8'11" (1.88 x 2.73 )



Front facing. double glazed window, radiator, currently used as an office.

### Bathroom



White suite with chrome effect fittings comprising low level w.c, pedestal basin, part tiled, bath with shower attachment, extractor, radiator.

### Externally



Externally there is a front lawned garden whilst to the rear is a garden with paved patio area, lawn and access to the rear driveway that leads to the garage.

### Please Note

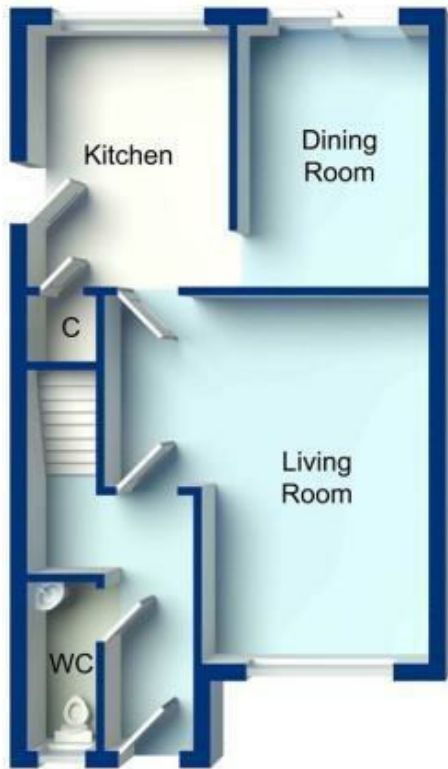
Your home is at risk if you do not keep up

repayments on your mortgage or other loans secured on it.

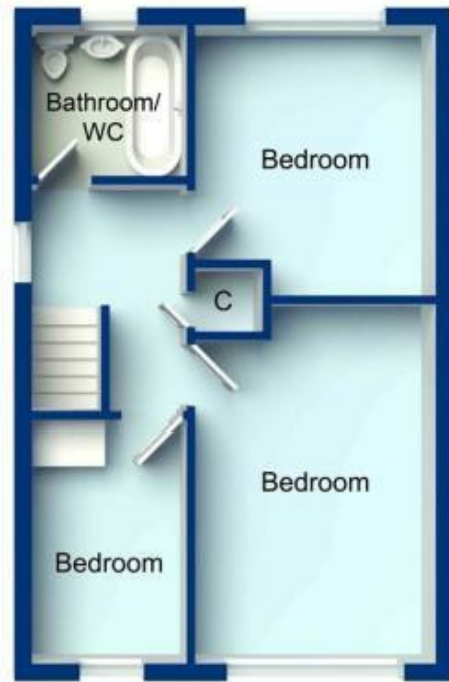
**MORTGAGE ADVICE** It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service.

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## Floor Plan



Ground Floor

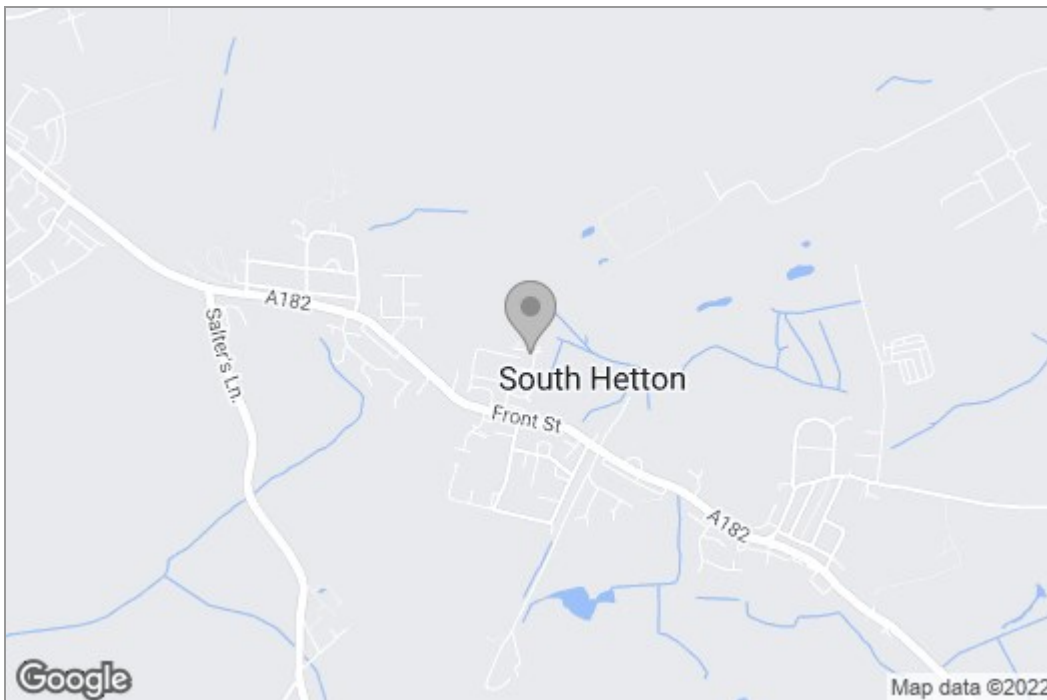


First Floor

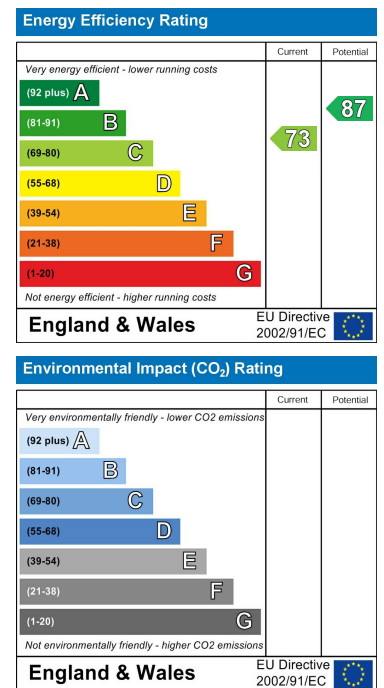
## 20 Clarence Gate

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## Area Map



## Energy Efficiency Graph



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