



Aidan Gardens

Belmont DH1 2BF

Offers In The Region Of £249,500





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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.



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Aidan Gardens

Belmont DH1 2BF



- Impressive semi detached townhouse
- EPC RATING - B
- Fantastic open plan kitchen and dining room

- Spacious accommodation over three floors
- Superb landscaped garden
- Two stylish bathrooms

- Beautifully presented with quality fixtures and fittings
- Four well proportioned bedrooms
- Double driveway and Garage

Venture Properties are delighted to offer for sale this beautifully presented semi detached townhouse with spacious accommodation spread over three floors including four well proportioned bedrooms. The property is situated in a small cul de sac development within easy walking distance to a range of local amenities, shops and both primary and secondary schools.

The impressive floor plan comprises to the ground floor of an entrance lobby with cloaks cupboard, hallway with WC and fantastic open plan kitchen and dining room, which has a full range of integrated appliances and french doors opening to the rear garden. To the first floor there is a spacious living room with a juliet balcony, a double bedroom and well proportioned single bedroom, as well as a WC. To the second floor is a master bedroom with juliet balcony and ensuite, further double bedroom and stylish family bathroom. Externally there is a double driveway for off street parking and leading to the integral garage, whilst to the rear is a superb landscaped garden with covered hot tub area, patio area and artificial lawns.

An ideal family home, viewing is highly recommended for full appreciation.

GROUND FLOOR

Entrance Lobby

Entered via composite door. With a double cloaks cupboard, coving and radiator.

Hall

Having stairs leading to the first floor, tiled flooring, understairs cupboard and radiator.

WC

Comprising of a WC, pedestal wash basin, tiled floor, radiator and extractor fan.

Open Plan Kitchen and Dining Room

15'10" x 11'5" (4.85 x 3.49)

An impressive open plan kitchen and dining room which is perfect for modern family living and entertaining.

The kitchen is fitted with a comprehensive range of units having contrasting

worktops incorporating a stainless steel sink unit with mixer tap, a built in oven and gas hob with stainless steel extractor over, integrated fridge, freezer, washing machine and dishwasher. Further features include a UPVC double glazed window to the rear, french doors opening to the rear garden, recessed spotlighting, tiled flooring and radiator.

Further Kitchen and Dining Room Image

FIRST FLOOR

Landing

Having a UPVC double glazed window to the side, stairs leading to the second floor, coving and radiator.

WC

With WC, pedestal wash basin, tiled floor, extractor and radiator.

Living Room

15'10" x 11'5" (4.85 x 3.49)

Spacious reception room with a UPVC double glazed window to the rear, UPVC double glazed french doors opening to a juliet balcony, coving and two radiators.

Bedroom Three

11'8" x 8'8" (3.57 x 2.65)

Double bedroom with a UPVC double glazed window to the front, built in wardrobe, coving and radiator.

Bedroom Four

8'3" x 6'10" (2.52 x 2.10)

Well proportioned single bedroom with a UPVC double glazed window to the front, coving and radiator.

SECOND FLOOR

Landing

With a large storage cupboard and coving.

Bedroom One

11'5" x 10'5" (3.49 x 3.20)

Generous double bedroom with UPVC double glazed french doors opening to a juliet balcony, built in wardrobe and radiator.

Ensuite

Fitted with a cubicle with mains fed shower, pedestal wash basin and WC. Having tiled splashbacks and flooring, a shaver point, extractor fan, radiator and UPVC double glazed opaque window to the rear.

Bedroom Two

12'8" x 8'8" (3.87 x 2.65)

Double bedroom with a UPVC double glazed window to the front, built in wardrobe, coving and radiator.

Further Bedroom Two Image

Bathroom/WC

Stylish family bathroom comprising of a bath with mains fed shower over, pedestal wash basin and WC. Having a stainless steel heated towel rail, extractor fan and UPVC double glazed opaque window to the front.

EXTERNAL

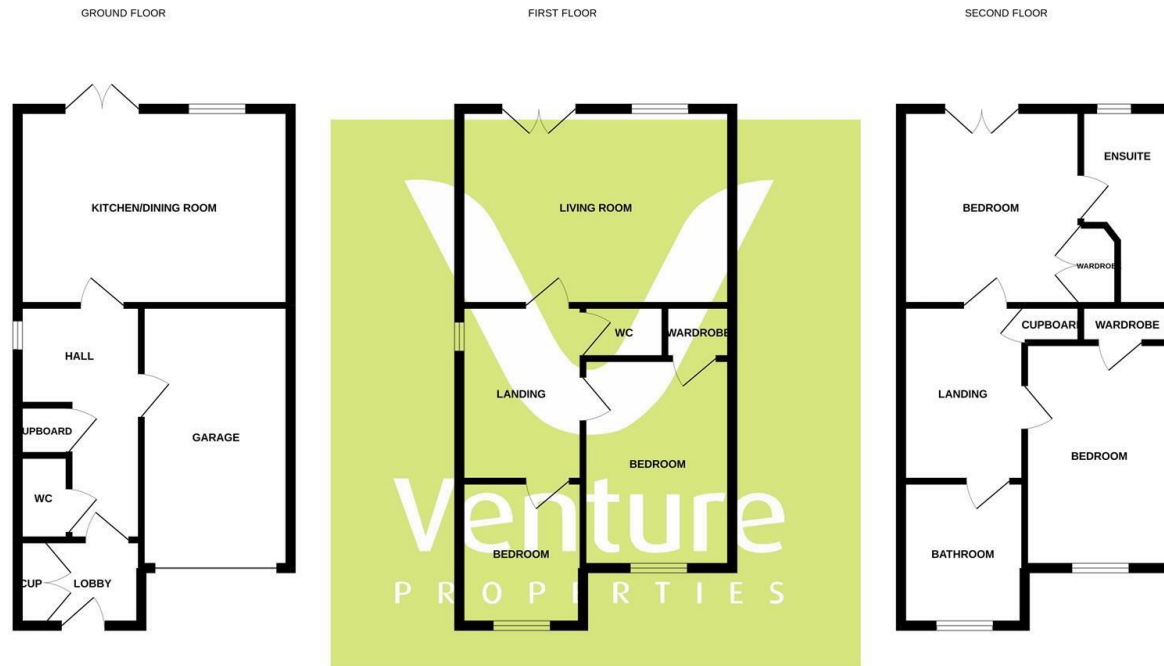
To the front of the property is a double width driveway for off street parking, whilst to the rear is a recently landscaped garden which has been designed for easy maintenance. Having a covered hot tub area, stunning patio and artificial lawns.

GARAGE

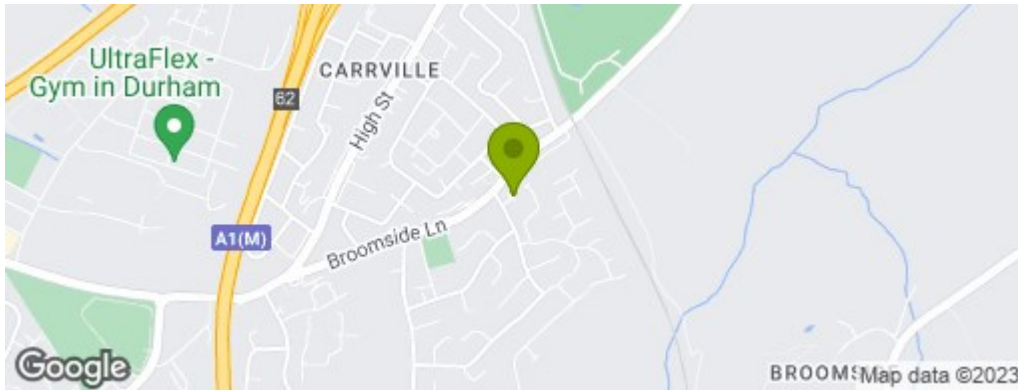
Having an up and over door, power and lighting and internal door to the hall.

Further Garden Image

Rear View



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-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.
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Property Information

EPC RATING - B : TENURE - FREEHOLD : COUNCIL TAX BAND - D

0191 3729797

4 New Elvet, Durham City, County Durham, DH1 3AQ
durham@venturepropertiesuk.com