



## Meadow Rise

Meadowfield DH7 8UH

Offers In The Region Of £79,950







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# Meadow Rise

Meadowfield DH7 8UH



- Top floor apartment
- EPC RATING - C
- Allocated parking space

- Impressive open plan living, dining and kitchen area
- Modern bathroom
- Regular public transport services to the city

- Two bedrooms
- Secure entry system
- Located on the A690 for commuting

Venture Properties are delighted to offer the opportunity to purchase this well presented top floor apartment, situated in this ever popular modern development in Meadowfield.

Currently rented at £600PCM.

Ideal for a wide range of buyers, the property has a spacious floor plan comprising of an impressive open plan living area with a modern fitted kitchen and space for a dining table, two well proportioned bedrooms and bathroom, which has a Jack and Jill door to bedroom one.

Meadow Rise is located within walking distance to a local shops, leisure facilities and schools. It also has excellent transport links to Durham City, situated 3 miles distant, via the A690.

Early viewing is highly recommended to take advantage.

## Hallway

With airing cupboard and electric heater.

## Open Plan Living/Dining Room and Kitchen

24'4" x 9'8" (7.42 x 2.95)

Impressive open plan reception room and kitchen. The lounge and dining area has two UPVC double glazed windows, electric heater, TV aerial point and telephone for the secure entry system.

The kitchen area is fitted with a modern range of wall and floor units having contrasting work tops incorporating a stainless steel sink unit with mixer tap, built in stainless steel oven, stainless steel electric hob with extractor over and plumbing for washing machine. Having tiled splash backs, fridge/freezer space, plumbing for a dishwasher, further UPVC double glazed window and electric heater.

## Kitchen

### Bedroom One

12'7" x 9'0" (3.86 x 2.76)

Double bedroom situated to the rear with a UPVC double glazed window, electric heater, and Jack & Jill door to the bathroom.

### Bedroom Two

9'0" x 6'11" (2.75 x 2.11)

The second bedroom is also situated to the rear with

a UPVC double glazed window, built in single wardrobe and electric heater.

## Bathroom/WC

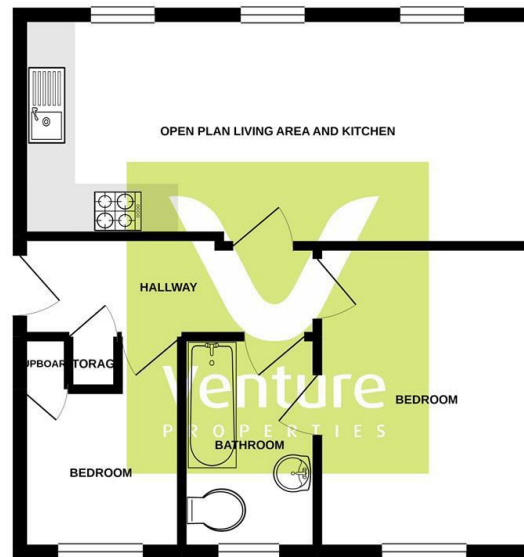
9'0" x 5'8" (2.75 x 1.74)

Fitted with a white suite comprising of a panelled bath with electric shower over, pedestal hand wash basin and WC. Having tiled splash backs, extractor fan, heated towel rail, UPVC double glazed opaque window to the rear and additional door to the hall.

## EXTERNAL

Having an allocated parking space and communal garden.

THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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

Tenure: Leasehold

Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Mobile Signal/coverage: Likely with EE and O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band A, Annual Price: £1,701 (Maximum 2025)

Energy Performance Certificate Grade C

**Mining Area:** This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

## Disclaimer

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