



Galfrid Close

Dalton-Le-Dale SR7 8LA

Offers In The Region Of £145,000





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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Galfrid Close

Dalton-Le-Dale SR7 8LA



- No onward chain
- EPC RATING - C
- Low maintenance gardens

- Lovely cul de sac location
- Two double bedrooms
- Spacious living room and conservatory

- Easy access to the coast, the A19 and Dalton Park
- Recently refitted UPVC double glazing
- Ideal for FTBs and downsizers

Available for sale with no onward chain, this lovely semi detached property with two double bedrooms, enjoys a cul de sac position on this sought after estate. The home is situated within easy reach of the coast at Seaham, the A19 for commuting across the region and Dalton Park shopping centre.

Ideal for first time buyers and those looking to downsize, the floor plan comprises of a welcoming entrance hallway, kitchen with appliances, spacious living room with feature fireplace and conservatory with access to the rear garden. To the first floor there are two double bedrooms, both with built in storage and bathroom/WC. Externally there is a double driveway to the front and an enclosed, low maintenance garden to the rear.

Viewing is highly recommended for full appreciation.

GROUND FLOOR

Hall

Welcoming hallway entered via composite door. With stairs leading to the first floor, UPVC double glazed window to the front, laminate flooring, radiator and understairs cupboard.

Kitchen

10'10" x 5'10" (3.31 x 1.80)

Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a freestanding cooker with extractor over, fridge/freezer space and plumbing for a washing machine. Further features include UPVC double glazed windows to the front and side and laminate flooring.

Living Room

13'9" x 11'10" (4.20 x 3.63)

Spacious reception room with UPVC double glazed french doors leading to the conservatory, a feature fireplace housing an electric fire, coving, laminate flooring and radiator.

Conservatory

7'6" x 7'3" (2.30 x 2.22)

With door opening to the rear garden.

FIRST FLOOR

Landing

With access to the loft.

Bedroom One

11'10" x 8'11" (3.63 x 2.72)

Double bedroom with a UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bedroom Two

9'1" x 11'10" into robes (2.77 x 3.63 into robes)

Double bedroom with two UPVC double glazed windows to the front, radiator, built in wardrobe which also houses the gas central heating boiler and an airing cupboard.

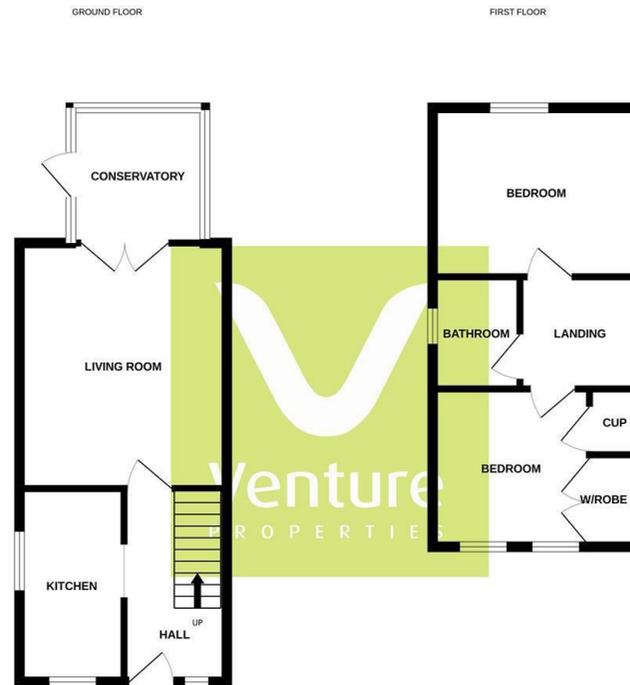
Bathroom/WC

6'2" x 4'10" (1.90 x 1.48)

Comprising of a panelled bath with mains fed shower over, wash basin set to a vanity unit and WC. Having tiled splashbacks and flooring, radiator and UPVC double glazed opaque window to the side.

EXTERNAL

To the front of the property is a double driveway for off street parking. At the rear is a well maintained, enclosed garden with artificial lawn, planted borders, patio area and storage shed.



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 misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, contents and appliances shown here have not been tested and no guarantee as to their quantity or efficiency can be given. Made with Ventura 12/20



Property Information

EPC RATING - C : TENURE - FREEHOLD : COUNCIL TAX BAND - A

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