



## | Brasside | Durham | DH1 5FY

\*\*\* PRIVATE GARDENS/DECKING AREA, STUNNING LOCATION, SECURE GATED ACCESS, OVER 50's SITE \*\*\* This two bedroom detached lodge is located in the idyllic surroundings of Finchale Abbey Village in Durham. The property is well presented throughout and includes an entrance hall, open plan living/dining room and a modern fitted kitchen, master bedroom with en suite, bedroom two and a bathroom. Externally there is a decked terrace and a fantastic private surrounding garden with a large paved patio. There is also a driveway for off street parking. Viewings are highly recommended so please call us on 0191 384 3330.

£145,000

- Two Bedroom
- Detached Lodge
- Well Presented
- Private Garden/Decking Area
- EPC Exempt



## Property Description

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### ENTRANCE HALL

Including carpet flooring and a radiator.

### OPEN PLAN LIVING/DINING ROOM

22' 11" x 19' 4" (6.989m x 5.913m) (Measurements to Maximum) Spacious living room including a remote controlled electric fire, a radiator, carpet flooring, two double glazed

windows to the rear and French doors leading to the outside decking area.

The dining area includes carpet flooring, a radiator, double glazed windows to the front and side.

### KITCHEN

10' 0" x 9' 6" (3.061m x 2.906m) Modern kitchen including fitted wall and base units with a contrasting work surface, one and a half sink/drainers with a mixer tap, an integrated electric oven, four ring gas hob, an extractor fan, an integrated washing machine, an integrated slimline dishwasher, laminate flooring and a double glazed window to the front.

### INNER HALLWAY

With carpet flooring.

### MASTER BEDROOM

10' 7" x 9' 6" (3.234m x 2.902m) Master bedroom including a built in storage cupboard, fitted wardrobes, carpet flooring, a

radiator and a double glazed window to the rear.

### EN SUITE

6' 3" x 5' 5" (1.930m x 1.660m) En suite including shower cubicle with mains shower, low level WC, pedestal wash hand basin, laminate flooring, partially tiled walls, an extractor fan, a chrome towel heater and a double glazed window to the rear.

### BEDROOM TWO

10' 0" x 9' 6" (3.055m x 2.908m) Bedroom with a fitted wardrobe, carpet flooring, a radiator and a double glazed window to the front.

### BATHROOM

7' 3" x 6' 5" (2.219m x 1.969m) Bathroom including a bath, low level WC, pedestal wash hand basin, laminate flooring, partially tiled walls, an extractor fan, a chrome towel heater and a double glazed window to the front.

### EXTERNALLY

To the rear of the property is a private garden including lawn, planted borders and a paved patio area. There is also a large area of decking located to the side of the property. There are two outside storage sheds.

#### LEASEHOLD DETAILS

We have been informed by the seller of the property that the property is leasehold. The lease began in 2005 with 99 years remaining. There are 83 years left on the lease.

Service charge is £198 per calendar month, which includes water rates.







## Tenure

Leasehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

20A Alnwick Road

Newton Hall

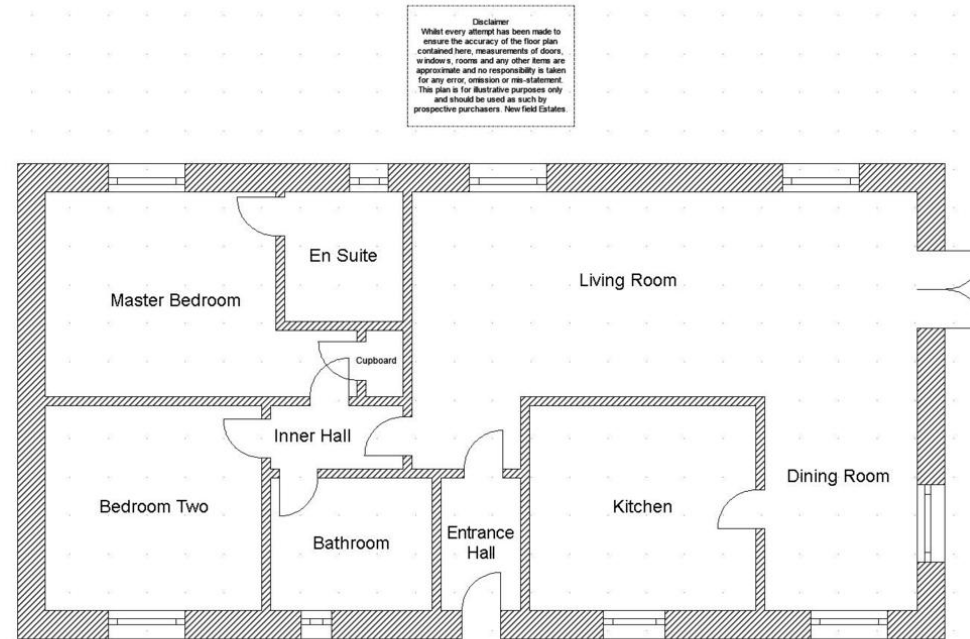
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements