



Kestrel Way

Haswell DH6 2BF

Offers In The Region Of £164,950





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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Kestrel Way

Haswell DH6 2BF



- No onward chain
- EPC RATING - C
- Master bedroom with ensuite

- Three double bedrooms
- New carpets
- Village location

- Popular estate
- Well presented throughout
- Plenty of driveway parking

Available for sale with no chain involved, this spacious detached house with three double bedrooms is located on the edge of this popular development, within the village of Haswell.

Well presented throughout with new carpets to the stairs and first floor, the floor plan comprises of an entrance lobby, generous open plan living and dining room, fitted kitchen and WC. To the first floor there are three double bedrooms, the master with ensuite shower room and a family bathroom/WC. Externally there are gardens to the front and rear, driveway for off street parking and integral garage.

GROUND FLOOR

Lobby

With laminate flooring, coving and radiator. An internal door leads to the living area.

Open Plan Living and Dining Room

25'1" x 10'10" (7.66 x 3.31)

Generous open plan living area with a UPVC double glazed bay window to front, UPVC double glazed French doors to rear, feature fireplace housing a gas fire, recessed spotlighting, laminate flooring, coving, two radiators and stairs leading to the first floor.

Kitchen

12'11" x 10'9" (3.95 x 3.30)

Fitted with a range of wall and floor units having

contrasting work tops incorporating a sink and drainer unit with mixer tap, built in stainless steel oven and gas hob with stainless steel extractor over, plumbing for a washing machine and fridge/freezer space. Further features include a breakfast bar, radiator, tiled flooring and splash backs, recessed spotlighting, a unit housing the gas central heating boiler, a UPVC double glazed window to rear and external door to the rear garden.

WC

9'3" x 2'10" (2.84 x 0.87)

Comprising of a WC, pedestal wash basin, tiled flooring, recessed spotlighting, extractor fan and radiator.

FIRST FLOOR

Landing

With airing cupboard and access to the loft.

Bedroom One

10'9" x 9'10" (3.28 x 3.02)

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

Ensuite

5'0" x 4'11" (1.53 x 1.50)

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

Bedroom Two

11'10" x 9'10" (3.63 x 3.02)

Double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Three

9'10" x 7'11" (3.01 x 2.43)

Further double bedroom with a UPVC double glazed window to the front and radiator.

Bathroom/WC

8'2" x 4'7" min (2.50 x 1.41 min)

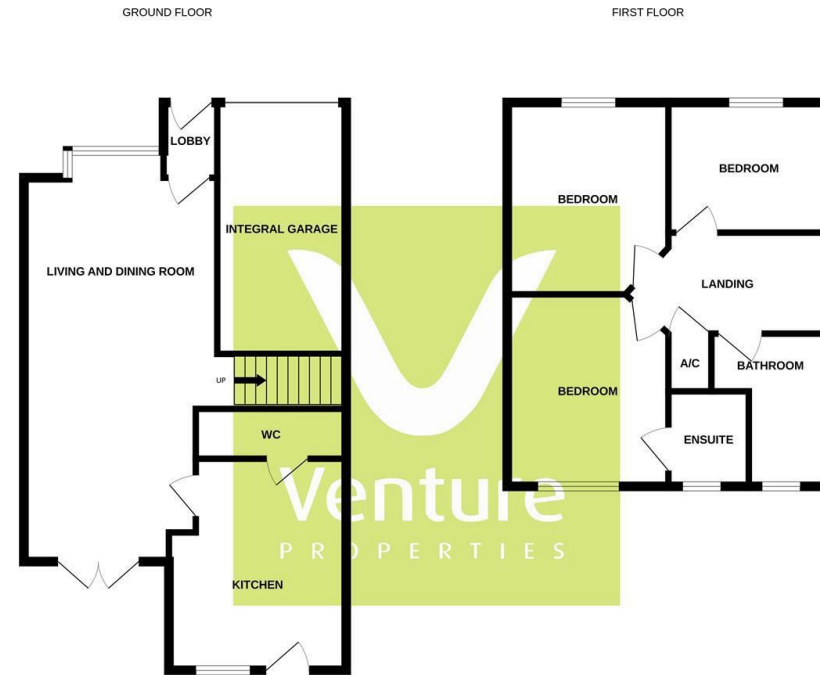
Fitted with a white suite comprising of a panelled bath, WC and pedestal wash basin. Having tiled flooring and splashbacks, recessed spotlighting, radiator, extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL

To the front of the property is a lawned garden and driveway providing off street parking for up to three vehicles. At the rear is an enclosed garden with side access gate and cold water tap.

Garage

Integral single garage with up and over door.



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. Made with letroplan CC004.



Property Information

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

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