



Leesfield Road

Meadowfield DH7 8NJ

Offers In The Region Of £189,500





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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- Newly refurbished to a high standard
- Stylish newly fitted bathroom
- Modern neutral decor and floorings

- No chain involved
- EPC RATING - D
- Low maintenance gardens

- Large newly fitted kitchen with appliances and space to dine
- Living room with media wall
- Sought after location

Available for sale with no chain involved, this attractive semi detached house with three bedrooms has been fully refurbished to a high standard and now provides superb accommodation that must be viewed for full appreciation.

The impressive floor plan comprises of an entrance hall, spacious living room with media wall and a fantastic open plan kitchen and dining space with french doors opening to the rear garden. The newly fitted kitchen comprises of an island unit and a full range of integrated appliances. There is also a useful ground floor WC with utility and a walk-in pantry cupboard. The first floor landing leads to two double bedrooms, further single bedroom and stylish newly fitted bathroom. Externally there are low maintenance gardens and off street parking. The property is finished in a modern, neutral style allowing buyers to add their own stamp after move in.

Leesfield Road is a sought after road within the village of Meadowfield, with a selection of local amenities available within walking distance and good road and public transport links to Durham City.

GROUND FLOOR

Hall

Entered via newly fitted composite door. With stairs leading to the first floor and a radiator.

Living Room

14'9" x 11'10" (4.51 x 3.63)

Spacious reception room with a UPVC double glazed window to the front, a media wall with TV recess, contemporary electric fireplace, alcove shelving with feature lighting and a radiator.

Open Plan Kitchen and Dining Room

17'10" x 17'0" (5.44 x 5.20)

An impressive open plan kitchen and dining area which has been designed for modern living and entertaining.

The kitchen has been newly fitted with a comprehensive range of units including an island having contrasting work surfaces incorporating a sink and drainer unit, as well as a range of integrated appliances including a stainless steel oven, hob with extractor over, fridge, freezer, dishwasher and microwave. Further features include a UPVC double glazed window to the side, UPVC double glazed french doors opening to the rear garden, recessed spotlighting, laminate flooring and two radiators. There is also a walk-in pantry cupboard with a fitted floor unit.

Utility Room and WC

5'10" x 4'11" (1.78 x 1.51)

Comprising of a WC with wash basin, plumbing for a washing machine, wall mounted combi gas central heating boiler, laminate flooring and UPVC double glazed opaque window to the rear.

FIRST FLOOR

Landing

With a UPVC double glazed window to the side and access to the loft.

Bedroom One

12'0" x 11'4" (3.68 x 3.46)

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

Bedroom Two

11'4" x 10'4" (3.46 x 3.16)

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

Bedroom Three

7'3" x 6'8" (2.23 x 2.05)

Well proportioned single bedroom with a UPVC double glazed window to the rear and radiator.

Bathroom/WC

8'0" x 6'0" (2.44 x 1.85)

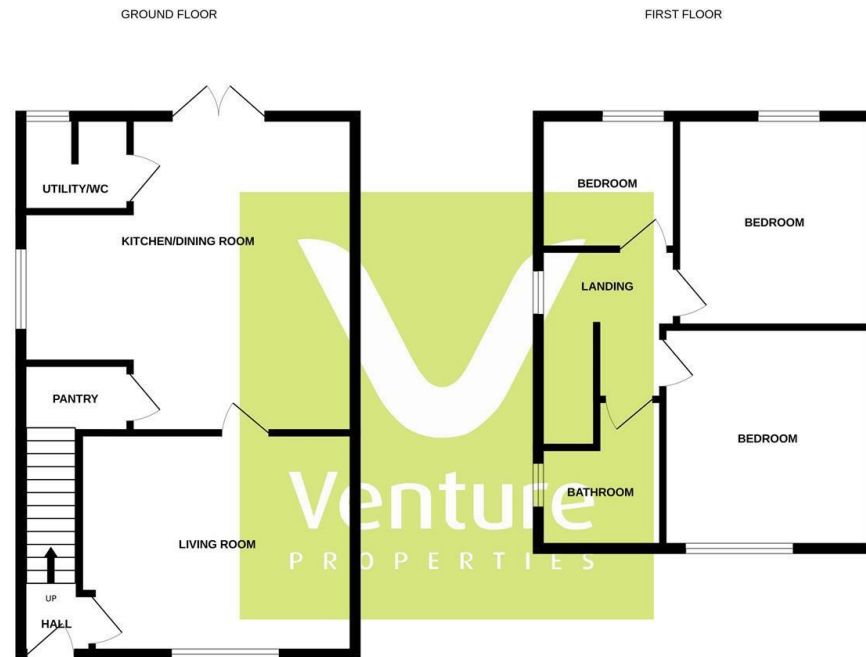
Stylish newly refitted bathroom comprising of a bath with mains fed shower over, hand wash basin inset to a vanity unit and WC. Having tiled walls and flooring, recessed spotlighting, heated towel rail, extractor fan and UPVC double glazed opaque window to the side.

EXTERNAL

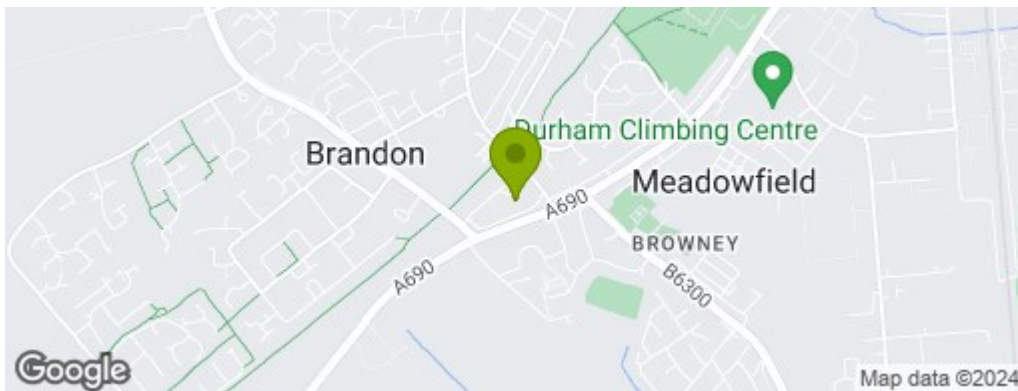
Designed for low maintenance, there is a gravelled driveway to the front with a gate giving access to the rear garden where there is a patio area, apple tree and wooden storage shed.

Agents Note

Please note than an application has been made to move the existing telegraph pole. We are informed this has been accepted and will hopefully be moved in the near future.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 - D : TENURE - FREEHOLD : COUNCIL TAX BAND - B

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