



Hylton Road

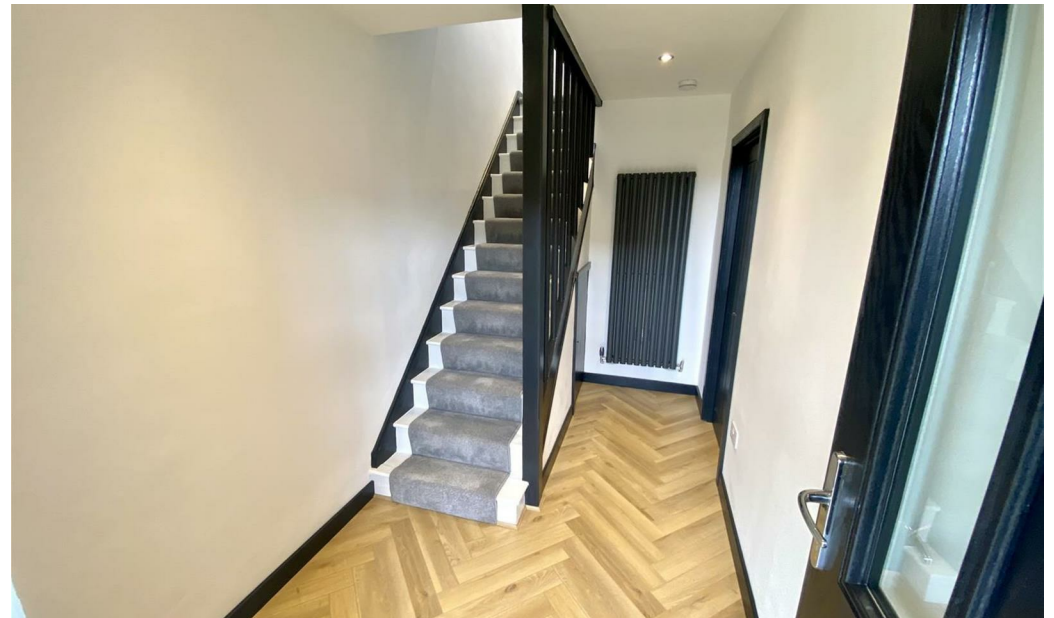
Newton Hall DH1 5LS

Offers In The Region Of £249,950





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Hylton Road

Newton Hall DH1 5LS



- Newly refurbished throughout
- EPC RATING - D
- Quality newly fitted kitchen and utility room

- Finished to the highest standard
- One of the most sought after cul de sac locations
- Stylish newly fitted bathroom and ground floor WC

- Must be seen for full appreciation
- Impressive open plan living space
- Fully rewired and with a new central heating system

Welcome to this exquisite property located on Hylton Road in the much sought after area of Newton Hall, Durham. This stunning semi-detached house is available with no chain involved and must be viewed for full appreciation.

As you step inside, you'll be greeted by a tastefully designed interior that has been fully refurbished to an exceptionally high standard. The quality fixtures and fittings including premium floorings throughout the property truly set it apart as a fine example of its kind. The impressive floor plan comprises of a welcoming hallway, large open plan living and dining room with bi-folds doors to the rear garden and opening to the newly fitted kitchen with appliances. There is also a useful utility room and ground floor WC. To the first floor are three well proportioned bedrooms and a stylish family bathroom. Externally the generous rear garden is not directly overlooked and enjoys a good degree of privacy.

Don't miss out on the opportunity to own this exceptional property that combines modern living with comfort and style.

GROUND FLOOR

Entrance Hall

Welcoming hallway entered by a newly fitted door. Having a staircase leading to the first floor with understairs cupboard, recessed spotlighting, wood laminate flooring and a panel radiator.

Open Plan Living and Dining Room

24'11" x 11'5" (7.62 x 3.50)

A large open plan living and dining room which is perfect for modern living and entertaining. Having a UPVC double glazed

window to the front, bi-fold doors opening to the rear garden, wood flooring, coving and two panel radiators.

Kitchen

10'9" x 17'10" inc the dining area (3.28 x 5.46 inc the dining area) Also open plan to the dining area and newly fitted with a comprehensive range of quality units having contrasting worktops incorporating a stainless steel sink with mixer tap, a built in stainless steel double oven and hob with stainless steel extractor over, an integrated fridge, freezer and dishwasher. Having a UPVC double glazed window to the rear, coving, recessed spotlighting and a continuation of the wood laminate flooring.

Utility Room

8'0" x 7'11" (2.44 x 2.43)

Fitted with coordinating units and worktops. Having a UPVC double glazed window and door to the rear garden, recessed spotlighting, wood laminate flooring and a radiator.

WC

4'8" x 3'2" (1.43 x 0.97)

The owner has created this useful ground floor WC which also has a hand wash basin set to a vanity unit, attractive tiled splashbacks, wood laminate flooring, a heated towel rail and recessed spotlighting.

FIRST FLOOR

Landing

Having a UPVC double glazed opaque window to the side, access to the loft and recessed spotlighting.

Bedroom One

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

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

Bedroom Two

10'7" x 8'11" (3.23 x 2.72)

Double bedroom with a UPVC double glazed window to the rear enjoying an extensive view, a storage cupboard and radiator.

Bedroom Three

8'9" x 7'8" (2.69 x 2.35)

A further well proportioned bedroom with a UPVC double glazed window to the front and radiator.

Family Bathroom/WC

8'8" x 5'6" (2.65 x 1.68)

Stylish newly fitted bathroom comprising of a bath, walk-in cubicle with rainfall shower, a hand wash basin and WC set to a vanity unit. Having attractive tiling, a heated towel rail, recessed spotlighting and UPVC double glazed opaque window to the rear.

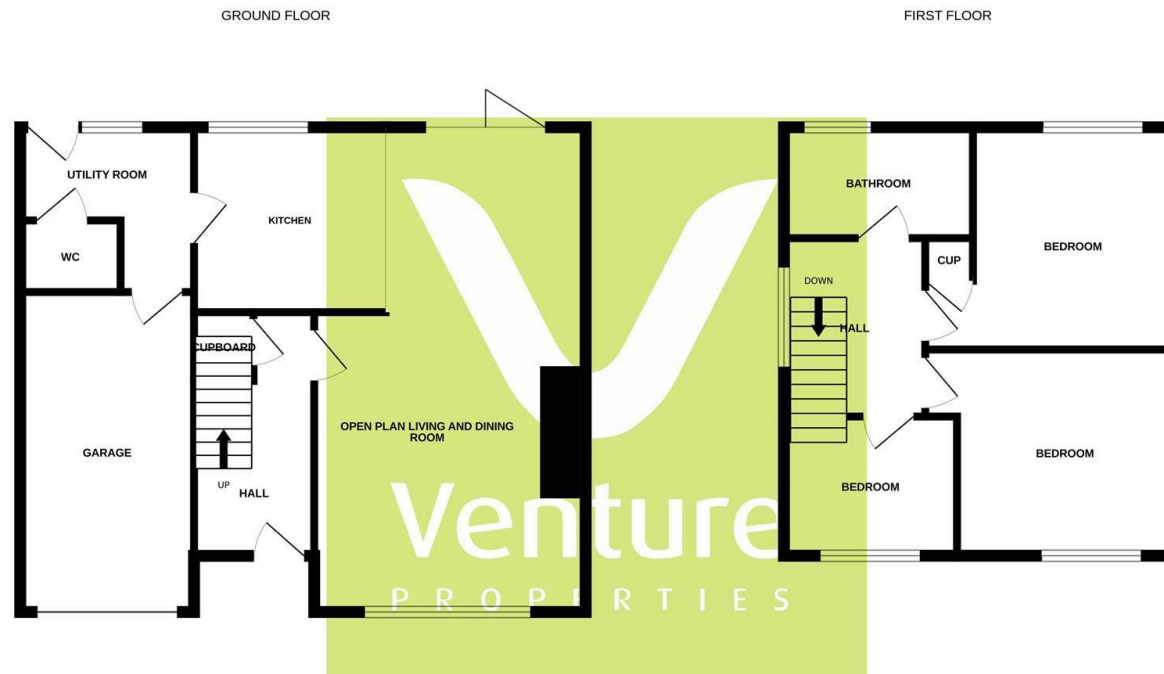
EXTERNAL

To the front of the property is a lawned garden with planted borders and a driveway for off street parking, whilst to the rear is a generous enclosed garden which is not directly overlooked and has a lawn and patio area. There is a gate providing access to the side.

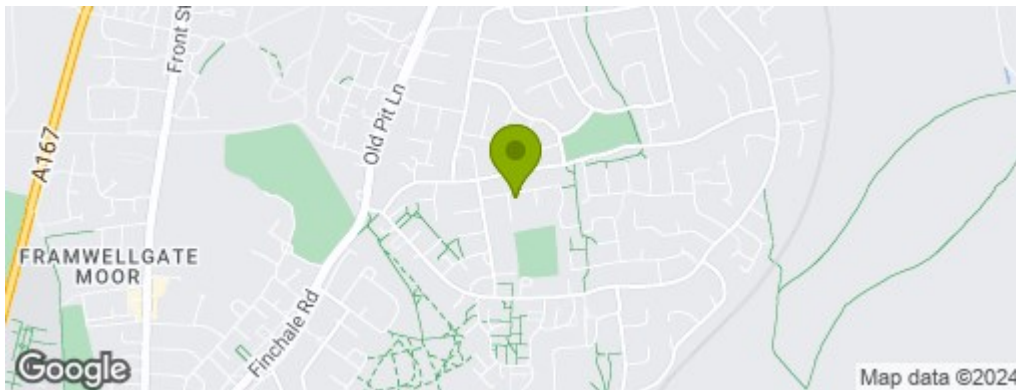
Garage

16'7" x 8'3" (5.06 x 2.53)

Having a newly fitted electric roller door, power and light. Also housing the newly fitted combi gas central heating boiler and new fuse box.



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.
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Property Information

EPC RATING - D : TENURE - FREEHOLD : COUNCIL TAX BAND - B

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