



East Lea

Thomley DH6 3ED

Offers In The Region Of £109,950





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.



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.

East Lea

Thomley DH6 3ED



- No chain involved
- EPC RATING - C
- Conservatory

- Immaculate condition
- Three bedrooms
- Kitchen with appliances

- Open outlook to the rear
- Two reception rooms
- Ground floor shower room and WC

Available for sale with no chain involved, this spacious three bedroom semi detached house is situated in the sought after location of East Lea and enjoys an outlook over fields to the rear. In immaculate condition, the property is sure to appeal to a range of buyers and early viewing is highly recommended to avoid disappointment.

Having a floor plan comprising of an entrance hall, living room with bay window opening to a dining rear, a conservatory with access to the rear garden and fitted kitchen with appliances. There is also a lobby with access to the front and rear, as well as a ground floor shower room and WC. To the first floor are two double bedrooms, a well proportioned single bedroom, bathroom and WC. Externally there is a driveway for off street parking to the front and a mature, enclosed garden to the rear.

GROUND FLOOR

Hall

Entered via UPVC double glazed door. Having a UPVC double glazed window to the side, stairs leading to the first floor, understairs cupboard, coving and radiator.

Living Room

15'0" x 12'5" (4.58 x 3.79)

Spacious reception room with a UPVC double glazed bay window to the front, a wall mounted electric fire, coving and radiator. Opening through to the dining room.

Dining Room

9'7" x 8'11" (2.93 x 2.73)

Having UPVC patio doors to the conservatory, coving and a radiator.

Conservatory

12'11" x 9'9" (3.94 x 2.99)

An excellent addition to the property with UPVC double glazed windows, a radiator and UPVC double glazed door to the rear garden.

Kitchen

10'3" x 9'8" (3.13 x 2.96)

Fitted with a comprehensive range of units having contrasting worktops incorporating a sink and drainer unit with mixer tap, an electric cooker, integrated fridge, freezer and washing machine. Further features include a UPVC double glazed window to the rear, coving and a heated towel rail.

Lobby

With UPVC doors to the front and rear.

Shower Room

7'1" x 5'2" (2.16 x 1.60)

Comprising of a cubicle with electric shower, fitted vanity/storage units, recessed spotlighting, an extractor fan, radiator, laminate flooring and UPVC double glazed opaque window to the front.

WC

3'6" x 3'3" (1.07 x 1.00)

With a WC, hand wash basin, recessed spotlighting, laminate flooring and radiator.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the side, access to the loft and coving.

Bedroom One

12'11" x 9'8" (3.96 x 2.97)

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

Bedroom Two

10'7" x 9'10" (3.25 x 3.02)

Double bedroom with a UPVC double glazed window to the rear enjoying open views, coving and a radiator.

Bedroom Three

8'10" x 8'0" (2.71 x 2.46)

Further well proportioned bedroom with a UPVC double glazed window to the front, coving, radiator and storage cupboard.

Bathroom

5'6" x 4'11" (1.70 x 1.51)

Fitted with panelled bath with electric shower over, pedestal wash basin, fully tiled walls, heated towel rail, coving and UPVC double glazed opaque window to the rear.

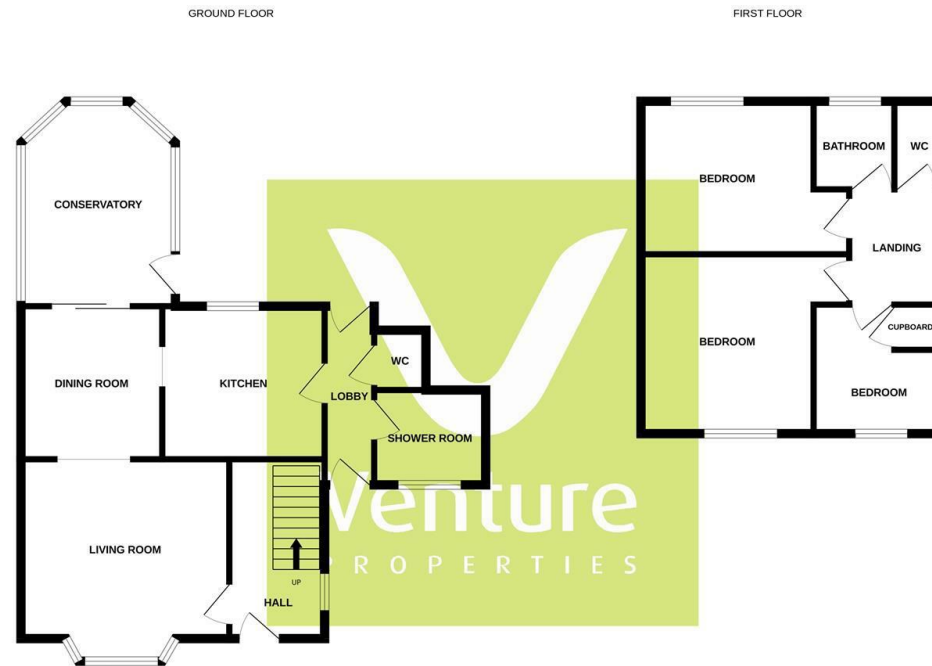
WC

5'6" x 2'7" (1.70 x 0.81)

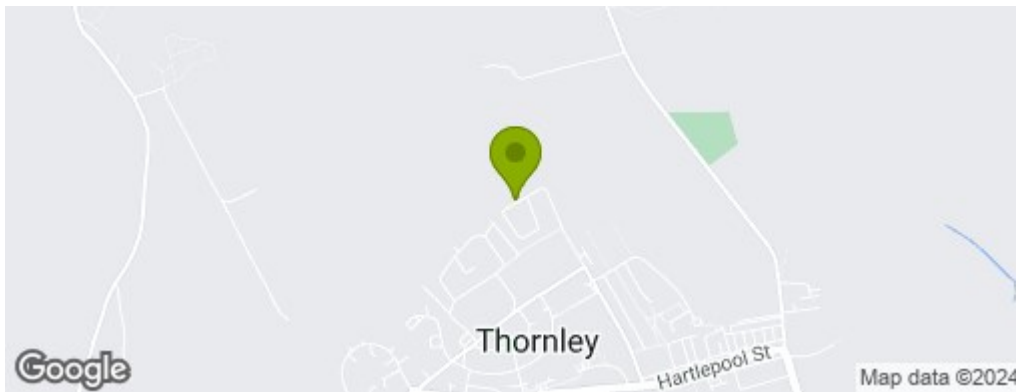
Comprising of a WC, coving and UPVC double glazed opaque window to the side.

EXTERNAL

To the front of the property is a low maintenance garden and driveway for off street parking, whilst to the rear is an enclosed garden with lawn, patio area and mature borders.



While 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 Metreplan ©2024.



Property Information

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

0191 3729797

4 New Elvet, Durham City, County Durham, DH1 3AQ
durham@venturepropertiesuk.com