



**Finchale Road**

Newton Hall DH1 5PR

**Offers In The Region Of £289,950**







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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# Finchale Road

## Newton Hall DH1 5PR



- Ideal family home
- EPC RATING - D
- Ample parking and garage

- Four well proportioned bedrooms
- Large conservatory
- No onward chain

- Impressive open plan kitchen and dining room
- Two modern refitted bathrooms
- Close to all amenities

Venture Properties are delighted to market with no onward chain this well presented four bedroom detached family home, in a superb location with an open aspect to the front. It is situated on the highly sought after residential development of Newton Hall, having easy access to both Durham City and Chester-le-Street.

The spacious accommodation offers many notable features including a large living room with bay window and fireplace, an impressive open plan kitchen and dining room which is fitted with a comprehensive range of quality units and integrated appliances, as well as the conservatory with french doors opening in to the rear garden. To the first floor there are four well proportioned bedrooms, an en-suite shower room to the master bedroom and modern family bathroom. Externally there is a garage and driveway providing off street parking for at least three vehicles and enclosed rear garden.

Newton Hall has a wide range of local shopping and recreational facilities, as well as two primary schools. It is close to the Arnison Retail Park and has excellent transport links and access to the A167, providing access to major towns and cities in the north and south.

Properties of this type prove extremely popular making early viewing essential to avoid disappointment.

### GROUND FLOOR

#### Entrance Porch

Entered via a UPVC double glazed door.

#### Hallway

With cloaks cupboard, under stair storage cupboard and radiator.

#### Living Room

21'4" x 11'10" (6.51 x 3.62)

Spacious living room with a UPVC double glazed bow window to the front of the property, contemporary electric fire and two radiators.

#### Open Plan Kitchen and Dining Room

23'7" x 17'1" (7.19 x 5.21)

Fitted with a comprehensive range of wall and floor units having contrasting worktops and a breakfast bar, incorporating a stainless steel sink drainer unit, a stainless steel range gas cooker and hob with stainless steel extractor over, an integrated microwave, dishwasher and fridge. There is also a washing machine, heated towel rail, two UPVC double glazed windows to the rear, a storage cupboard, internal door to the garage, radiator and recessed spotlighting. Patio doors lead to the conservatory.

#### Conservatory

15'10" x 9'4" (4.83 x 2.87)

An excellent addition to the property with UPVC double glazed windows, UPVC double glazed French doors opening in to the rear garden, laminate flooring, blinds and radiator.

### FIRST FLOOR

#### Landing

With a UPVC double glazed window to the side.

#### Bedroom One

12'3" x 11'3" (3.74 x 3.45)

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

#### En-Suite

5'6" x 5'6" (1.68 x 1.69)

Comprising of a shower cubicle with shower over and a WC and a pedestal hand wash basin inset to vanity unit. Having a chrome heated towel rail, recessed spotlighting, a shaver point and tiled flooring.

#### Bedroom Two

13'5" x 9'0" (4.11 x 2.75)

Generous double bedroom with UPVC double glazed windows to the front and rear and radiator.

#### Bedroom Three

13'2" x 9'9" (4.03 x 2.98)

Further double bedroom with a UPVC double glazed window to the rear, laminate flooring, storage cupboard and radiator.

#### Bedroom Four

8'0" x 7'8" (2.44 x 2.34)

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

#### Bathroom

5'9" x 5'6" (1.77 x 1.68)

Refitted with a panelled bath with shower over, pedestal hand wash basin and WC. Having a UPVC double glazed opaque window to the side, chrome heated towel rail, fitted mirrored vanity unit and tiled flooring.

### EXTERNAL

To the front of the property there is a lawned garden and a block paved driveway leading to the garage. At the rear there is a fence enclosed lawned garden with patio area and two storage containers.

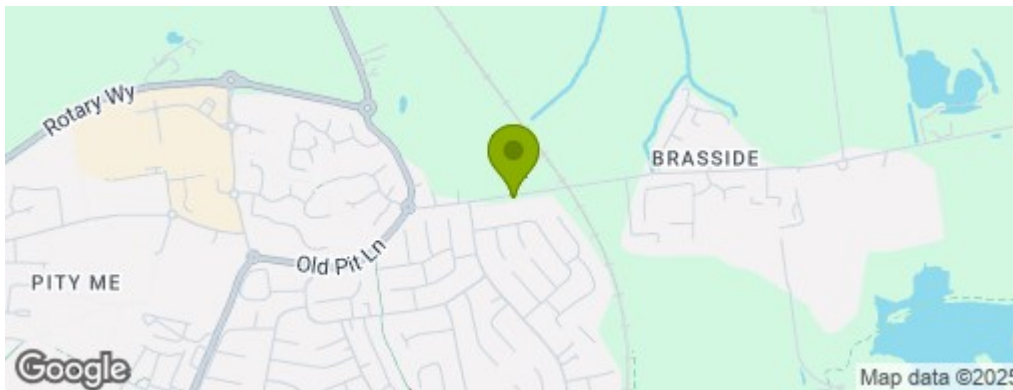
### GARAGE

16'6" x 8'0" (5.05 x 2.45)

Having an electric roller door, UPVC double glazed door to the rear garden, freezer and storage shelving.



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 COUNCIL TAX BAND - D FREEHOLD

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