



## West View

Meadowfield DH7 8SG

Offers Over £99,950







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.





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.

# West View

## Meadowfield DH7 8SG



- Available with no onward chain
- EPC RATING - D
- UPVC double glazing

- Three good sized bedrooms
- Modern bathroom
- Gas central heating

- Modern kitchen
- Front and rear gardens - Backing on to a communal playing field
- Popular location

### SOLD STC - SIMILAR PROPERTIES REQUIRED!

Available with no onward chain this spacious three bedroom semi-detached property, with a refitted kitchen and bathroom, is situated in a popular location within Meadowfield.

The property comprises of an entrance hall, living room, refitted kitchen/diner, rear lobby and ground floor WC. To the first floor there are three double bedrooms and a modern refitted bathroom. The property benefits from gas fired central heating and double glazing throughout. There are also gardens to the front and rear. With the rear garden backing on to a communal green.

West View is located in the sought after area of Meadowfield, conveniently situated just off the A690 which offers access to Durham City centre in less than 10 minutes. There are regular public transport services and a range of amenities available within walking distance.

### GROUND FLOOR

#### Hall

Entered via UPVC double glazed door. Having a radiator, UPVC double glazed window to the front and stairs to the first floor.

#### Living Room

15'7" x 12'11" (4.76 x 3.96)

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

#### Kitchen/Diner

12'4" x 10'11" (3.77 x 3.33)

Refitted with a contemporary range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, built in stainless steel electric oven and hob. Having a UPVC double glazed window to the rear, tiled splash back, radiator and under stair storage cupboard.

#### Rear Lobby

With storage cupboard, UPVC double glazed door to the rear garden and radiator.

#### WC

With tiled flooring, tiled splash back, hand wash basin, WC and UPVC double glazed window to the side.

### FIRST FLOOR

#### Landing

With a UPVC double glazed window to the side and radiator.

#### Bedroom One

13'1" x 11'0" (4.00 x 3.36)

Double bedroom with UPVC double glazed window to the front, storage cupboard and radiator.

#### Bedroom Two

11'0" x 11'3" (3.37 x 3.43)

Double bedroom with a UPVC double glazed window to the rear and cupboard housing the combi gas central heating boiler.

#### Bedroom Three

9'5" x 7'6" (2.89 x 2.30)

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

#### Bathroom

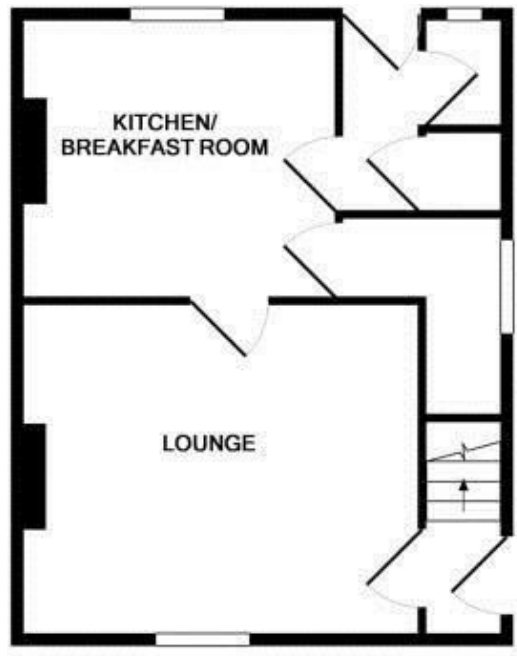
6'11" x 5'8" (2.13 x 1.75)

Modern white suite comprising of a panelled bath with mains fed shower over, pedestal hand wash basin and WC. Having part tiled walls, tiled flooring, heated towel rail and UPVC double glazed opaque window to the rear.

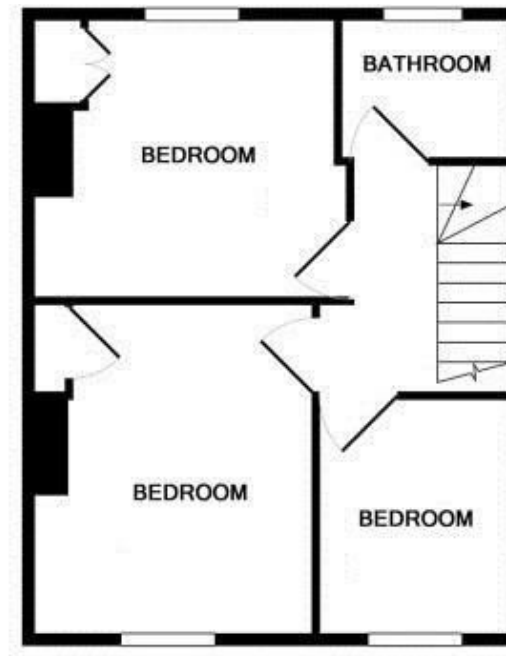
### EXTERNAL

To the front of the property there is a hedge enclosed lawned garden and to the rear of the property there is a further fence enclosed lawned garden backing on to a communal field.

### Outlook To The Rear

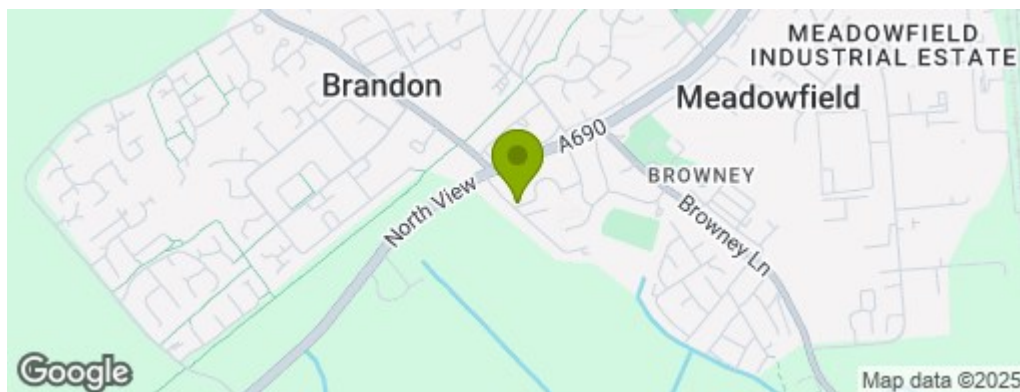


GROUND FLOOR



1ST FLOOR

Not to scale - for general guidance only  
Made with Metropix ©2016



## Property Information

Tenure: Freehold  
Gas and Electricity: Mains  
Sewerage and water: Mains  
Broadband: Ultrafast Broadband available. Highest available download speed 10,000 Mbps. Highest available upload speed 10,000 Mbps.  
Mobile Signal/coverage: Likely with EE, O2 and Vodafone. We recommend contacting your service provider for further information.  
Council Tax: Durham County Council, Band: A Annual price: £1,701 (Maximum 2025)  
Energy Performance Certificate Grade - D  
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.  
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

**0191 3729797**

1 Whitfield House, Durham, County Durham, DH7 8XL  
[durham@venturepropertiesuk.com](mailto:durham@venturepropertiesuk.com)