



Church Vale
High Pittington DH6 1AH
Offers In The Region Of £100,000





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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Church Vale

High Pittington DH6 1AH



- No chain involved
- EPC Rating - D
- Spacious living room

- Highly sought after location
- Good road links for commuting
- Fitted kitchen with rear lobby/utility

- Rarely available
- Two double bedrooms
- Gardens

PUBLIC NOTICE

10 Church Vale, High Pittington, DH6 1AH - We are in receipt of an offer of £105,000 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

Available with no onward chain, this semi detached house enjoying a lovely outlook to the rear, is situated in a rarely available location within the village of High Pittington.

The generous accommodation comprises of an entrance hall, open plan living and dining room and fitted kitchen with access to a utility room/rear lobby. To the first floor there are two spacious double bedrooms and bathroom fitted with white suite. Externally the property provides a lawned garden to the front and off street parking, as well as a good sized enclosed rear garden backing on to a children's park and fields.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Hall

Entered via UPVC double glazed door. With stairs leading to the first floor and radiator.

Living and Dining Room

15'11" x 11'11" (4.87 x 3.65)

Spacious reception room with two UPVC double glazed windows to the rear, a feature fireplace with gas fire having a back boiler, coving and two radiators.

Kitchen

9'10" x 8'5" (3.00 x 2.59)

Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, an electric cooker and plumbing for a washing machine. Further features include a UPVC double glazed window to the front, an understairs cupboard and radiator.

Rear Lobby

6'9" x 4'1" (2.08 x 1.26)

Having a UPVC external door to the side, a UPVC double glazed window to the side and fitted wall unit.

FIRST FLOOR

Landing

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

Bedroom One

14'10" x 9'5" (4.54 x 2.89)

Generous double bedroom with a UPVC double glazed window to the rear, a built in cupboard and radiator.

Bedroom Two

10'10" x 10'7" (3.31 x 3.24)

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

Bathroom/WC

7'4" x 5'5" (2.26 x 1.66)

Comprising of a bath, pedestal wash basin, WC, radiator and UPVC double glazed opaque window to the front.

EXTERNAL

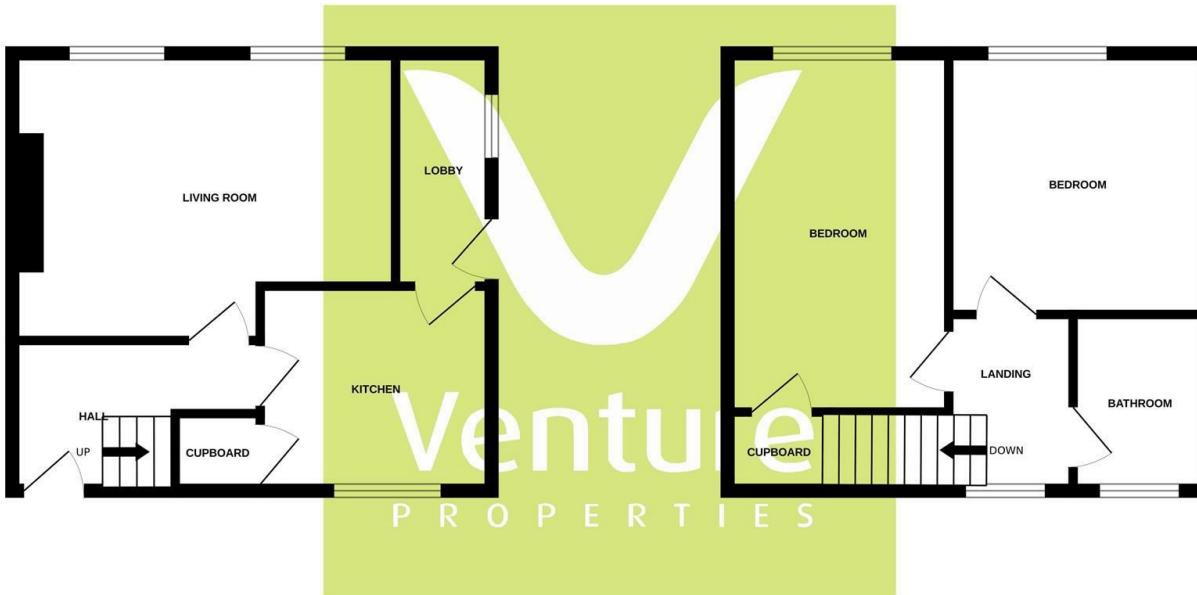
To the front of the property is a lawned garden, with a parking area to the side. At the rear is an enclosed garden.

Disclaimer

Any accepted buyer must pay a fee of Approx. £60 for compliance checks.

GROUND FLOOR

FIRST FLOOR



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

Tenure: Freehold
 Gas and Electricity: Mains
 Sewerage and water: Mains
 Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.
 Mobile Signal/coverage: We recommend contacting your service provider for further information.
 Council Tax: Durham County Council, Band: A Annual price: £1701 (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

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