





5



2



3

- Semi Rural Location
- Detached Property
- Four/Five Bedrooms
- Utility Room
- Council Tax Band *D*
- Three Storey Home
- Single Garage and Driveway
- Ground Floor WC
- Freehold
- Viewing A Must





**** Video Tour on our YouTube Channel | <https://youtu.be/Jf8nAFq2aiM> ****

This five-bedroom, detached townhouse is positioned in a delightful semi-rural location in Hamsterley Colliery and will appeal to the growing family and professionals alike.

The area offers a peaceful semi-rural setting that blends countryside charm with convenient access to nearby towns and cities. Surrounded by scenic views and rolling landscapes, providing a tranquil atmosphere ideal for families, retirees, or anyone seeking a quieter lifestyle. Hamsterley Colliery is well-connected, with local amenities close by and excellent transport links to Newcastle, Durham, and Consett.

Internally the property briefly comprises to the ground floor: - entrance hallway with ground floor WC, utility room, kitchen with fitted shaker-style units and integrated oven and hob, and lounge with French doors access to the rear. To the first floor there is the generous main bedroom with a Juliet balcony and en suite, and there is also a fifth bedroom/sitting room. To the second floor there are three bedrooms, one with an en suite, along with a modern family bathroom WC. Further benefits include gas central heating and double glazing and newly fitted flooring throughout.

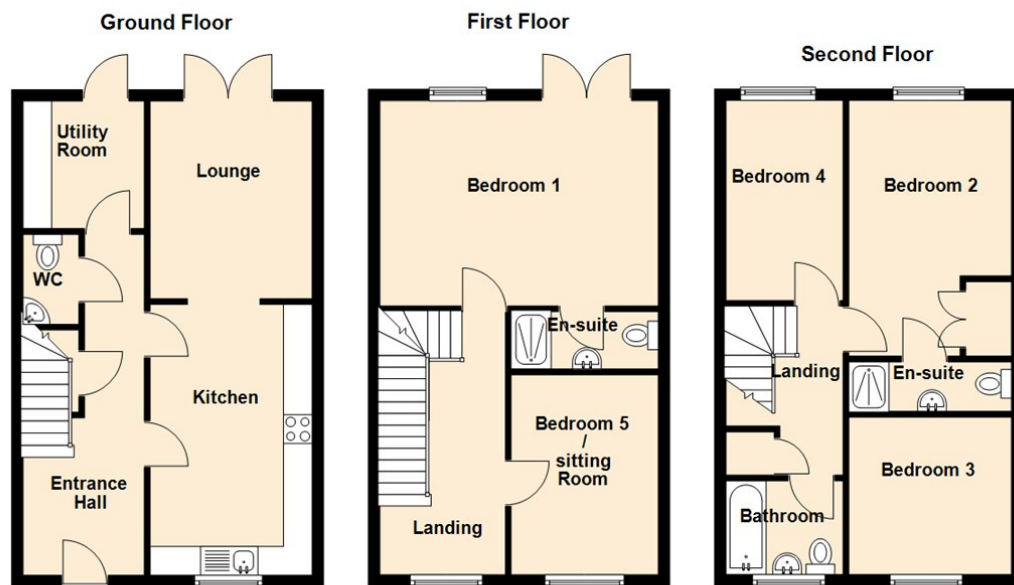
Externally, there is a town garden to the front along with a driveway and single garage. To the rear there is a charming garden with an artificial lawn that is not overlooked, with a mature tree backdrop, creating a peaceful and secluded atmosphere.

Early viewing is a must on this lovely family home. For more information, please call our team on 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax Band *D*.



Lounge 11'3" x 9'4" (3.45 x 2.87)

Kitchen 9'3" x 15'6" (2.82 x 4.74)


Bedroom Five/Sitting Room 10'0" x 11'11" (3.06 x 3.65)

Bedroom One 11'5" x 16'9" (3.48 x 5.11)

Bedroom Two 9'10" x 14'3" (3.00 x 4.36)

Bedroom Three 10'11" x 6'9" (3.34 x 2.07)

Bedroom Four 9'7" x 9'2" (2.94 x 2.81)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

The difference between house and home

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