





- Three Storey Townhouse
- Immaculate Throughout
- Three Bedrooms
- Semi Detached
- Driveway
- Attached Garage
- En-Suite
- Front and Rear Gardens
- Downstairs WC
- Council Tax Band *B*





* Video Tours on our YouTube Channel | <https://youtu.be/wEBECvHv44o>*

Jan Forster Estates welcome to the market this 'Sycamore' style, semi detached ex show home, on Coppice Heights in Dipton. This well-situated development is a 15 minute drive to Junction 68 of the A1 at Team Valley. Plus, the nearby A692 quickly takes you into Gateshead and Newcastle. The local bus stop is just a minutes walk away with regular services to Newcastle, Durham, Consett, Stanley and more.

Internally the well presented property briefly comprises to the ground floor; entrance hall with ground floor WC, open plan kitchen/diner with a range of wall and floor units along with an integrated oven and hob, and a bright and airy lounge with French doors leading to the private rear garden. To the first floor there are two double bedrooms, a family bathroom and a lobby/study leading to the second floor which hosts the main bedroom complete with in built-in storage and en suite. Externally there is a garden to the front and driveway leading to the garage. There is also a charming rear garden with a patio, lawn and decked area.

Everything you need for easy, convenient living is close to home at Coppice Heights. On the edge of the rural village of Dipton, your local Post Office, convenience store and coffee shop are all a short walk away. Just 2.5 miles away in Annfield Plain there's a Tesco superstore, as well as a host of shops, cafes and fast food outlets. Plus, all the amenities of Stanley are just 3 miles away, including shops and restaurants. The Louisa Centre in Stanley offers a range of sports and leisure activities and includes a fitness suite and pool. And for those who love culture, there's a packed calendar of concerts, plays and more at The Lamplight Arts Centre.

For more information and to book a viewing please call 0191 487 0800.

Tenure

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

Council Tax band *B*





Lounge 14'9" x 11'8" (4.50 x 3.58)

Kitchen 13'4" x 11'6" (4.08 x 3.51)

Bedroom One 14'9" x 19'7" (4.50 x 5.98)

Bedroom Two 8'9" x 14'9" (2.67 x 4.50)

Bedroom Three 9'5" x 8'1" (2.88 x 2.48)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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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