



4 Station Road, Lanchester

Offers in Region of £195,000

4 Station Road

Lanchester, Durham

Key Features:

Ground Floor

Living Room: A welcoming space with painted exposed beams, a charming wood-burning stove, and a warm, inviting atmosphere perfect for relaxation.

Dining Room: Comfortably accommodates 6-8 people, making it ideal for family meals or entertaining guests.

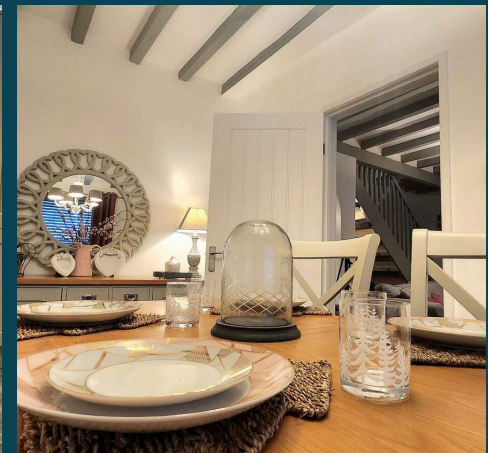
Kitchen Extension: A showstopper at the rear of the property, featuring:

Exposed roof beams and a stunning stone feature wall.

Recently installed modern kitchen units with an integrated electric oven, dishwasher, and sink.

Downstairs WC: Beautifully presented and highly convenient.

- Excellent Primary and Secondary Schools
- Stunning Countryside Walks
- Character Property with Period Features
- Public Transport Links





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Heating:

Efficient gas heating system with TRVs (thermostatic radiator valves) fitted throughout.

Recently serviced Baxi combination boiler ensures reliability and energy efficiency.

First Floor

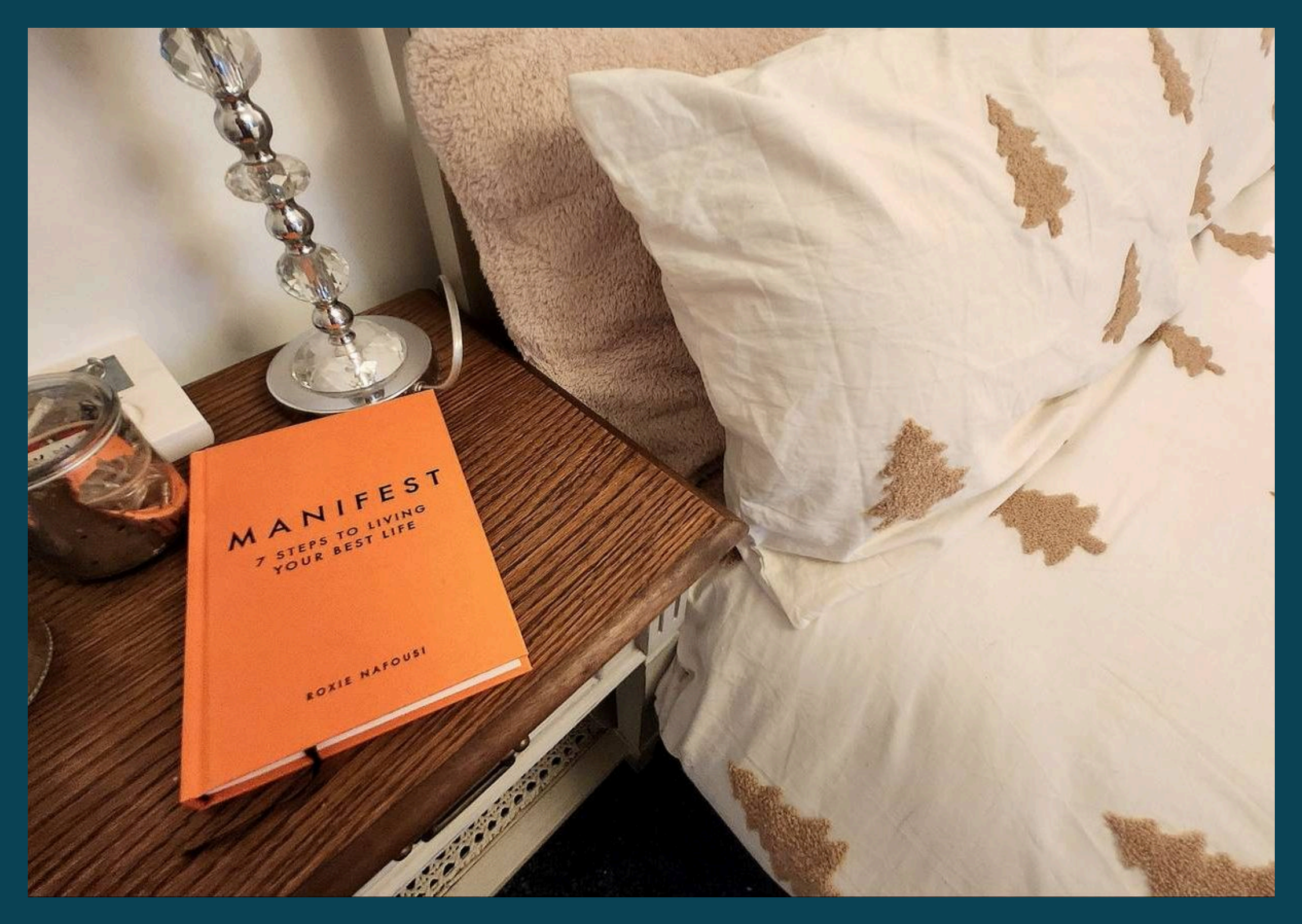
Master Bedroom: Generously proportioned to fit a king-sized bed, two large wardrobes, and a dressing table.

Second Bedroom: Versatile space, perfect for guests, a home office, or a child's room.

Bathroom: A luxurious retreat with tiled walls, a freestanding rolltop Victorian-style bath, and a stylish basin.







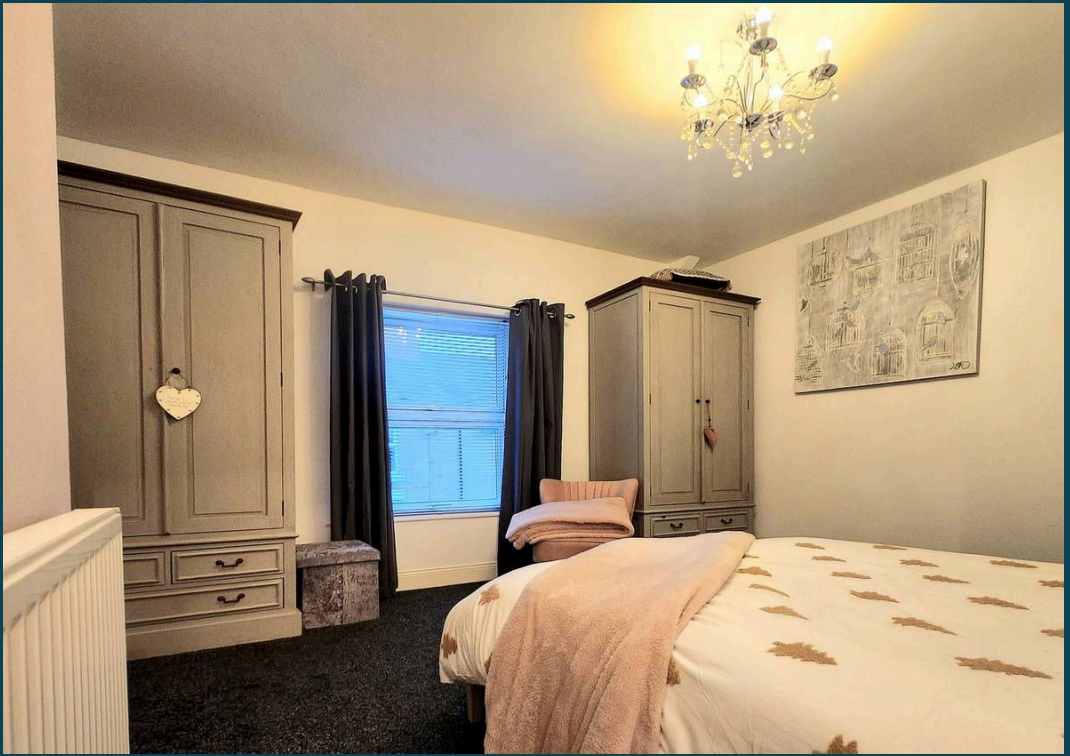
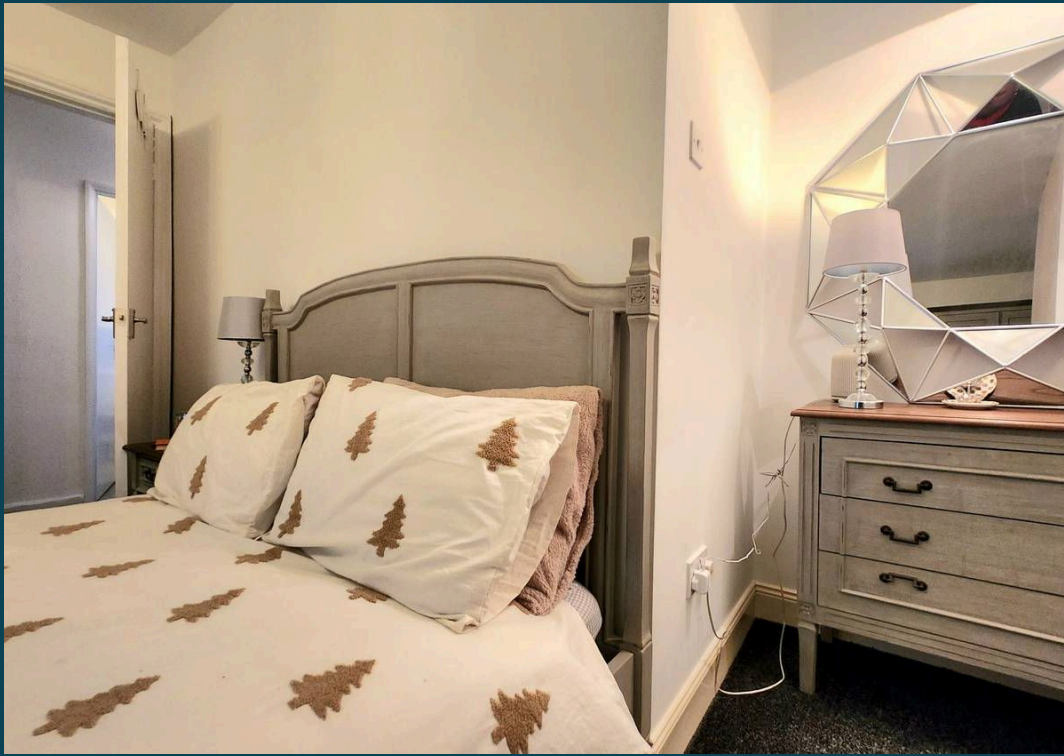
The image shows a wooden bedside table with a dark wood grain. On the table is an orange book titled 'MANIFEST' with the subtitle '7 STEPS TO LIVING YOUR BEST LIFE' and the author's name 'ROXIE NAFOUSI'. To the left of the book is a glass jar with a metal lid and a white rectangular object. A silver lamp with a crystal ball on top sits on the table. In the background, a bed with a white pillow featuring a brown tree pattern is visible.

MANIFEST

7 STEPS TO LIVING
YOUR BEST LIFE

ROXIE NAFOUSI





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Outdoor Space

Rear Yard: Includes a large storage shed, ideal for outdoor tools, bikes, or hobbies.

Parking: Convenient off-street parking for your peace of mind.



Location Highlights

Lanchester offers a welcoming community and a host of amenities, including:

Excellent primary and secondary schools.

A vibrant village life with an independent commercial presence, including shops and cafes.

Leisure facilities such as a bowling green and a community centre hosting diverse activities.

Proximity to stunning countryside walks and popular churches.

Great public transport links and easy access to Durham City.

Who Is This Home Perfect For?

Whether you're a first-time buyer, a couple seeking a rural retreat, or an Instagram enthusiast looking for a picture-perfect home, this cottage ticks all the boxes. With its blend of character, modern updates, and an unbeatable location, this property is a rare find.

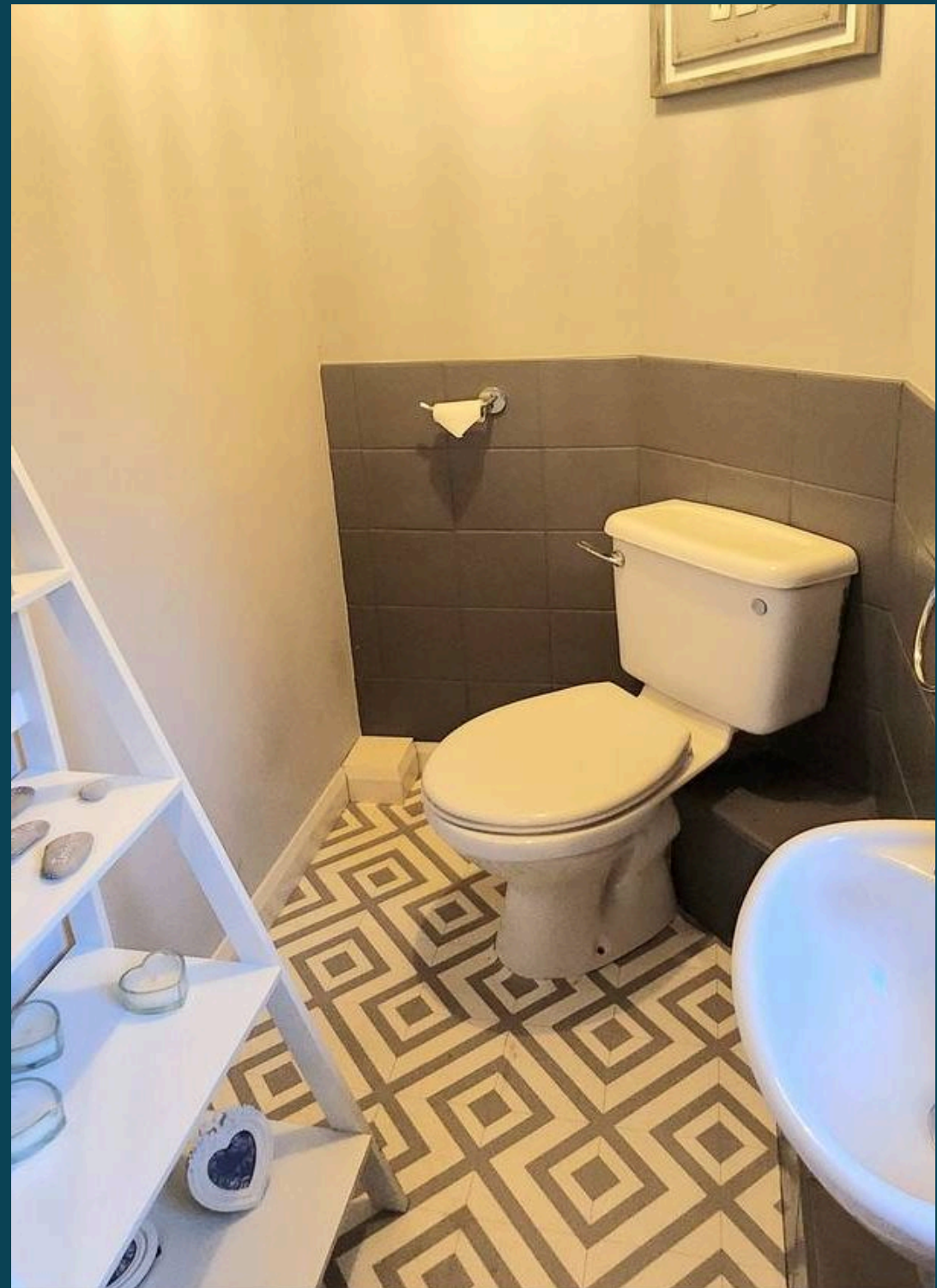
Don't miss your chance to own this wonderfully presented gem in the heart of Lanchester. Arrange your viewing today!

Council Tax band: B

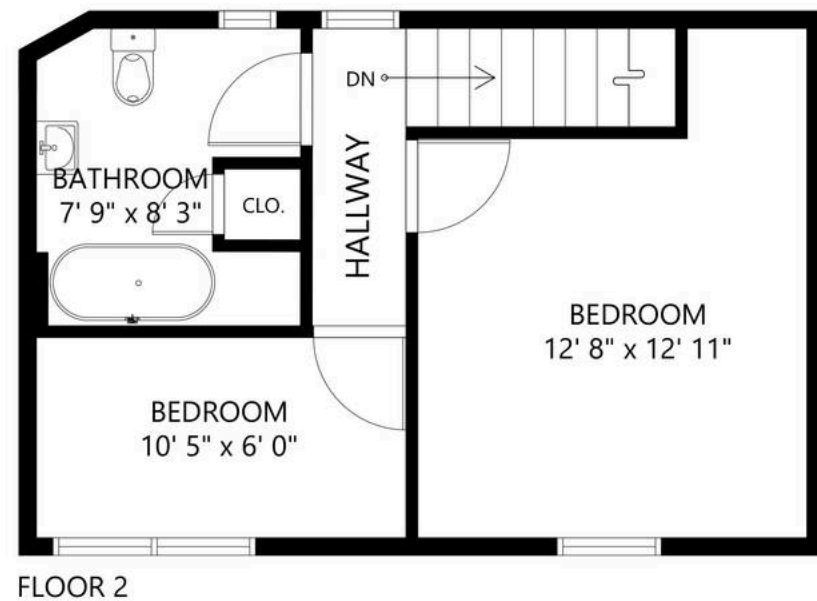
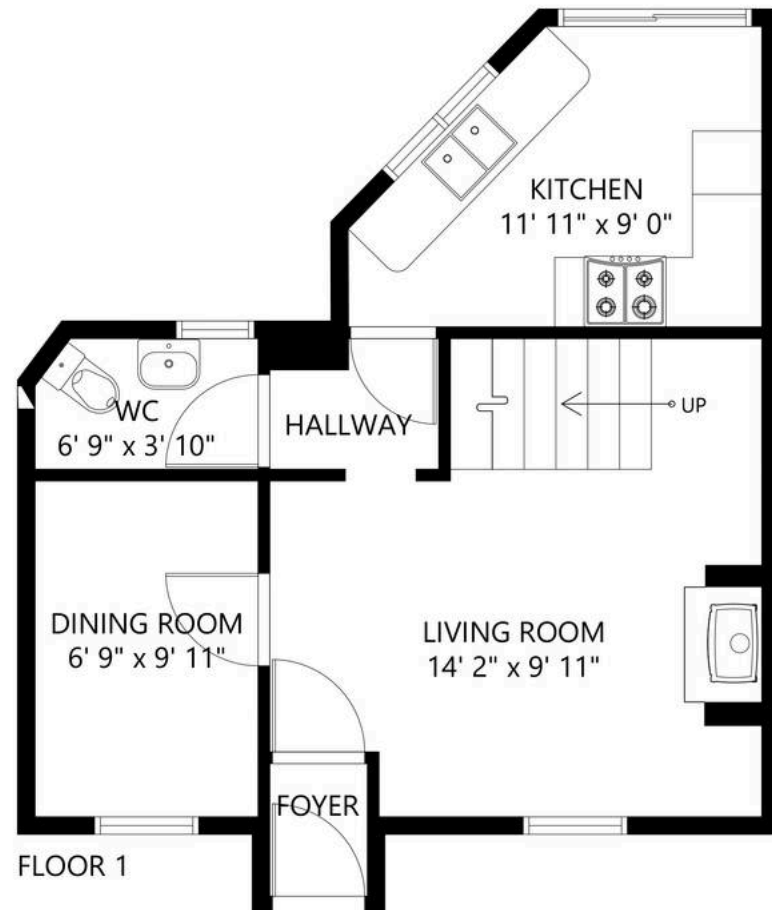
Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC



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SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.