

59 Deneside
Lanchester
DH7 0LZ



59 Deneside

£130,000

Nestled in the charming village of Lanchester, this delightful mid-terraced house offers a perfect blend of modern living and picturesque surroundings. Built in 2019, the property boasts a contemporary design and is well presented throughout, making it an ideal choice for families or professionals seeking a comfortable home.

Spanning approximately 700 square feet, the house features three spacious bedrooms, providing ample space for relaxation and rest. The single reception room is inviting and serves as a wonderful area for entertaining guests or enjoying quiet evenings at home. The well-appointed bathroom adds to the convenience of this lovely residence.

One of the features of this property is the off-street parking, ensuring that you have a secure place for your vehicle. Additionally, the garden offers a delightful outdoor space, perfect for enjoying the fresh air, gardening, or simply unwinding after a long day.

The beautiful village location enhances the appeal of this home, with local amenities, shops, and scenic walks just a stone's throw away. This property is not just a house; it is a place where you can create lasting memories in a serene and welcoming community.

Agents note: Property is Timber Frame Construction.

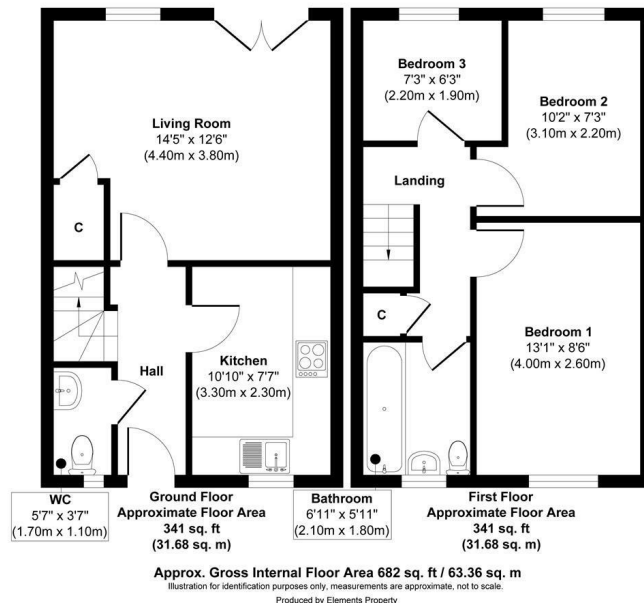
Entrance Hall

Via UPVC entrance door, stairs to first floor, radiator

Cloakroom/WC

Double glazed window to front, low level w/c, pedestal wash handbasin, radiator





Kitchen

Double glazed window to front, range of base wall and drawer units, complementing heat resistant work surfaces incorporating stainless steel sink unit with mixer tap, four ring electric hob with electric oven below, filter hood above, plumbing for washing machine, integrated fridge freezer, under cupboard lighting, spotlights.

Living Room

Double glazed window to rear, Double glazed French doors to rear, radiator, under stairs cupboard.

First Floor Landing

Built in cupboard, loft access

Bedroom 1

Double glazed window to front, radiator.

Bedroom 2

Double glazed window to rear, radiator.

Bedroom 3

Double glazed window to rear, radiator.

Bathroom

Double glazed window to front, panelled bath with overhead shower, pedestal wash hand basin, low level w/c, tile to bath area, radiator.

External

Off street parking to front, rear garden, mostly laid to lawn, high timber fencing, split level flagged patio area.

Local Authority

Durham County Council

Council Tax Band

A

Directions

From Durham City approach Lanchester on the A691, turn right onto Peth Bank and right again onto Deneside

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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





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