



## Lynn Crescent

Cassop, Durham, DH6 4RH

£100,000



AN EXEMPLARY TWO BEDROOM SEMI DETACHED HOUSE ... Hunters are pleased to present to the market this stunning family home which has been subject to recent significant improvements making it one of the most impressive affordable properties on the market in the region. The property features an entrance porch opening into a delightful hallway which provides access into the eye catching lounge and the beautiful contemporary kitchen. To the first floor there are two double bedrooms with outstanding finishes accompanied with a breath-taking family bathroom and wonderful gardens incorporating off street parking facilities. Contact your local Hunters Office for further information and viewings. "No Chain"



Entrance Porch 5'1" x 4'6" (1.57m x 1.39m)

Situated at the front of the home the double glazed porch features an exterior door and a further double glazed door leading into the beautiful hallway.

#### Hallway

A welcoming area which encapsulates the contemporary theme concurrent throughout the home with laminated flooring, a radiator and stairs to the first floor.

Lounge 15'11" x 11'1" into recess (4.86m x 3.40m into recess)

Situated at the front of the residence, the inspiring lounge offers a stunning partially glazed door complimented with a continuation of the laminated flooring, a lovely fireplace and double glazed bow window overlooking the front grounds.

Kitchen 9'8" x 8'3" (2.97m x 2.53m)

The outstanding kitchen has been redesigned to incorporate the utility area with a beautiful stylish finish absorbing contemporary colour tones, integral appliances to include a microwave oven, an electric oven and a ceramic hob, an automatic dishwasher, a fridge freezer and both a tumble dryer and automatic washing machine. A pair of double glazed patio doors open directly into the private gardens.

#### Landing

A welcoming area which offers access into both double bedrooms and the family bathroom.

Master Bedroom 12'10" x 9'4" (3.93m x 2.87m)

Located at the front of the property, the impressive bedroom incorporates two double glazed windows and contemporary fitted wardrobes complimenting the laminated flooring.

Second Bedroom 10'5" x 8'7" (3.20m x 2.63m)

Situated at the rear of the property this magnificent second double bedroom features a double glazed window overlooking the gardens, laminated flooring and lovely fitted wardrobes.

Bathroom 7'2" x 5'3" (2.20m x 1.61m)

The upgraded bathroom features a glazed shower enclosure accompanied with a low level W/c and a hand wash basin recessed into a vanity cabinet.

#### Outdoor Space

There are sizable gardens to the front of the home which have been intersected with off street parking facilities, whilst to the rear, the private gardens have been landscaped to feature a larger than average paved patio area accessed via the patio doors from the kitchen, predominantly lawned gardens and a wonderful pvc panelled storage shed.

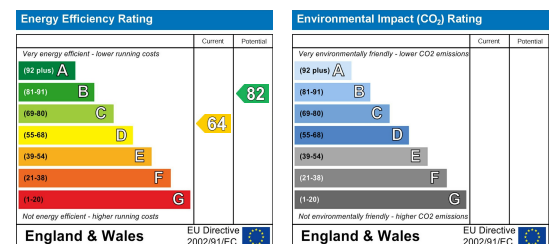
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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