



Pemberton Road, Woodham, DL5 4UN
Offers in the region of £152,000

A beautifully presented SEMI-DETACHED property with GARDEN ROOM EXTENSION and DETACHED SINGLE GARAGE. An internal viewing will reveal a living room with WOOD BURNING STOVE, an open plan kitchen/dining room with a modern range of floor and wall-mounted units and a family bathroom/WC with modern white suite.

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band B

Local Authority:- Durham County Council

Entrance Vestibule

Composite front door.

Living Room

14'3" inc chimney breast x 11'5" (4.35m inc chimney breast x 3.50m)

uPVC double glazed bow window to the front and marble fire surround with inset wood burning stove.

Kitchen/Dining Room

14'4" x 11'8" max (4.39m x 3.58m max)

Overlooking the rear garden with staircase to first floor landing, free-standing "Stoves" double oven with extractor fan above, plumbing and space for an automatic washing machine and French doors opening to the garden room.

Agents note:- we understand that the American style fridge/freezer will be included in the sale.

Garden Room

10'10" x 6'11" (3.32m x 2.11m)

French doors opening to the rear garden.

Bedroom One

11'8" x 9'10" max (3.57m x 3.01m max)

A double bedroom to the front of the property.

Bedroom Two

10'1" max x 8'8" ex robes (3.08m max x 2.65m ex robes)

A further double bedroom to the rear with built-in two-door wardrobes.

Bedroom Three

8'10" x 5'8" (2.71m x 1.75m)

A single bedroom to the front.

Bathroom/WC

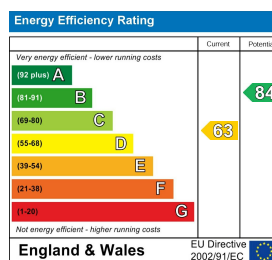
Featuring fully tiled walls with a contemporary white suite including a thermostatically controlled shower with "rainfall" shower head, recessed halogen spotlights and opaque window to the rear.

Externally

An enclosed lawned front garden with enclosed garden to the rear and driveway for one vehicle.

Detached Single Garage

Up and over door and side pedestrian door.



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