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Pemberton Road  
Woodham, DL5 4RY

**Offers in the region of £155,000**

Bungalow - Semi  
Detached  
2 Bedroom/s  
1 Bathroom/s



Offered for sale with NO ONWARD CHAIN this semi-detached bungalow features a sizeable uPVC double glazed conservatory, fitted kitchen and DRIVEWAY suitable for parking up to three vehicles. Equipped with gas central heating to radiators and uPVC double glazing the property comprises entrance hallway with built-in storage cupboard, living room with patio door opening to conservatory, fitted kitchen, principal bedroom with built-in wardrobes, second bedroom and bathroom/WC with over-bath electric shower. Externally there are low-maintenance gardens to both the front and rear with block paved driveway. The property is within walking distance of local shopping facilities and regular bus routes. The A1M, A689 and A167 are within a short drive.







- Fitted kitchen
- Large uPVC double glazed conservatory
- Built-in wardrobes to principal bedroom
- Block paved driveway for up to 3 vehicles
- Low maintenance enclosed rear garden
- No onward chain
- Popular Woodham location close to A167, A689 & A1M

#### Agents Notes

Tenure:- Freehold

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

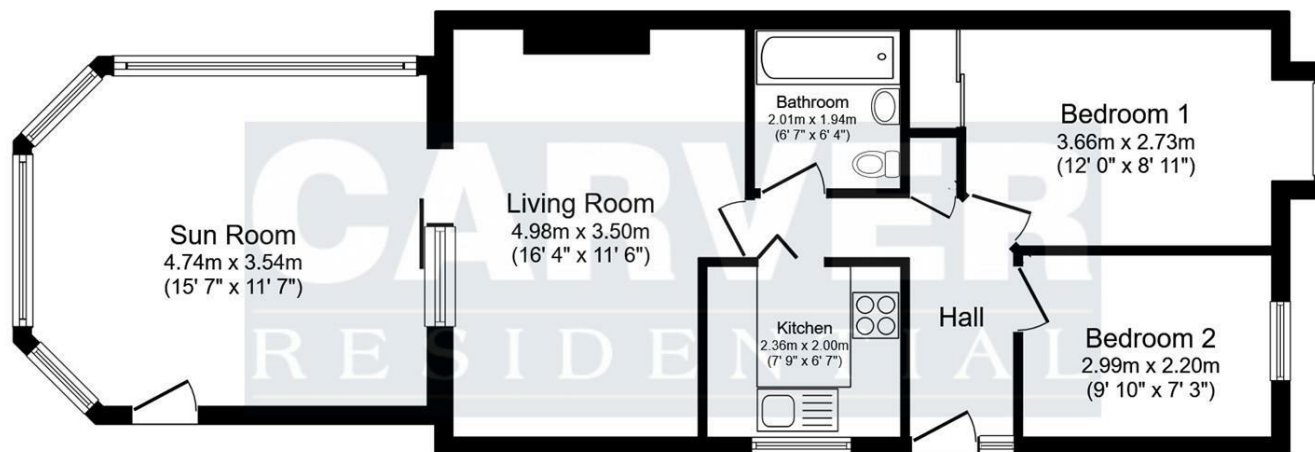
uPVC double glazing throughout

Council Tax:- Band

Local Authority:- Durham County Council

#### Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



**Floor Plan**  
Floor area 67.5 sq.m. (727 sq.ft.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	66	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total floor area: 67.5 sq.m. (727 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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