



**STUART
EDWARDS**

Percy Crescent , Lanchester DH7 0EU

- STONE BUILT MID TERRACED HOUSE
- 2 TASTEFULLY DECORATED BEDROOMS
- NEWLY FITTED MODERN KITCHEN
- ENCLOSED DECKED PATIO YARD
- HIGHLY SOUGHT AFTER LOCATION
- REFURBISHED TO THE HIGHEST OF STANDARDS
- BEAUTIFULLY PRESENTED LOUNGE & DINING ROOM
- NEW CONTEMPORARY BATHROOM SUITE
- PARKING TO THE REAR
- READY TO MOVE INTO , NO ONWARD CHAIN

Asking Price £174,950



Council Tax Band: B
EPC Rating: D

FULL DESCRIPTION

Stone built mid terraced house, fully refurbished to the highest of standards and situated in a sought after location within the picturesque village of Lanchester. In ready to move into condition the property is accessed via a composite entrance door to a small hallway leading to a beautifully presented lounge with stylish panelled walls leading through to the dining room and a newly fitted modern kitchen with an integrated electric oven and hob. Stairs from the hallway lead to the first floor landing, 2 tastefully decorated bedrooms and a contemporary bathroom suite and multi-functional shower. There is parking to the rear of the property and a low maintenance decked patio yard. Lanchester is a semi-rural village surrounded by open countryside. The village itself has a wide range of local amenities including a pub, various shopping stores, restaurants, cafes, doctors surgery and schooling. Durham City lies approximately 7 miles away and is accessed via the A691 highway. Available with no onward chain. Sure to prove extremely popular due to it's excellent condition and fabulous location. Early viewings are strongly recommended to avoid disappointment.

ENTRANCE HALLWAY

Composite entrance door leading hallway with electric radiator and stairs to the first floor landing.

LOUNGE

13'2 x 12'12"6
Double radiator, coved ceiling and stylish panelled walls leading through to the dining room.

DINING ROOM

11'4 x 13'6
Double radiator, coved ceiling, panelled walls and under stair storage cupboard.

KITCHEN

13'7 x 5'8
Modern range of white high gloss floor units with laminate worktops, upstands and inset white enamel sink and drainer unit with mixer tap. Integrated electric oven, ceramic hob and stainless steel extractor hood. Plumbed for automatic washing machine and dish washer. Cupboard housing the central heating boiler, vertical radiator, herringbone pattern flooring, spot lighting and UPVC rear entrance door.

FIRST FLOOR LANDING

BEDROOM 1

12'10 x 11'11
Radiator.

BEDROOM 2

11'6 x 8'6
Radiator.

BATHROOM

Newly fitted luxury white suite comprising, close coupled wc, vanity unit with inset wash hand basin and mixer tap, bath with mains fed multi-functional shower above and glass screen, chrome heated towel rail and Décor panelled walls.

DECKED REAR YARD

Enclosed low maintenance decked yard with raised flower bed.

EPC.

EPC Rating - D
EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8758-7022-6629-2258-0996>

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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

