



Littlebridge Court, Framwellgate Moor, DH1  
5FW  
2 Bed - House - Semi-Detached  
O.I.R.O £164,950

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Generous Plot / Good Potential to Extend \*\* Very Popular Location \*\* Good Local Schools, Amenities & Road Links \*\* Pleasantly Situated \*\* Fitted Kitchen \*\* Lovely Rear Enclosed Garden with Sunny Aspect \*\* Garage & Driveway \*\* Ideal First Buy or Small Family Home \*\* Double Glazing & GCH \*\* Early Viewing Advised \*\*

The layout includes an entrance porch, a lounge with stairs leading to the first floor, and a fitted kitchen diner with a door opening to the rear garden. Upstairs, there are two bedrooms and a bathroom/wc with an over bath shower. The exterior features a charming enclosed rear garden with sunny aspect, a side spacious driveway leading to the single garage, and offers potential for extension subject to consent.

Situated in close proximity to local shops and amenities in Framwellgate Moor, the property also enjoys easy access to a wider range of shopping, recreational facilities, and amenities in Durham City and the nearby Arnison Retail Park. Framwellgate Moor is conveniently located near the A(167) Highway, providing excellent road connections to other regional centers, making it an ideal location for commuters.

Council tax band B - Approx £1801pa  
Tenure - Freehold  
EPC rating C

## GROUND FLOOR

### Entrance Porch

### Lounge

15'02 x 12'07 (4.62m x 3.84m)

### Kitchen Diner

12'07 x 8'10 (3.84m x 2.69m)

## FIRST FLOOR

### Bedroom

12'07 x 8'10 (3.84m x 2.69m)

### Bedroom

12'08 x 7'06 (3.86m x 2.29m)

### Bathroom/WC

7'04 x 6'0 (2.24m x 1.83m)



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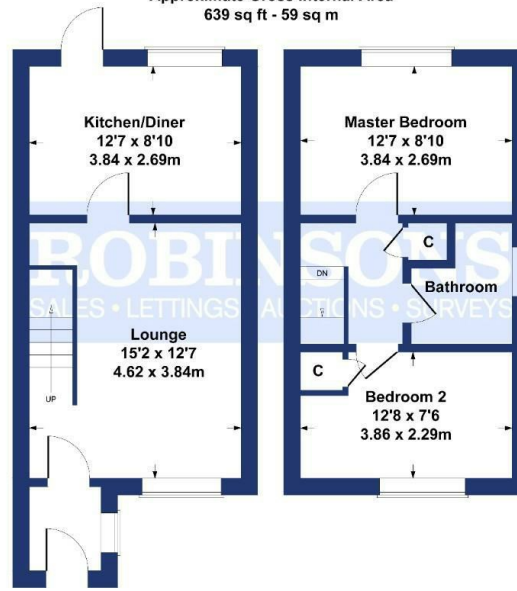
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Littlebridge Court

Approximate Gross Internal Area  
639 sq ft - 59 sq m



GROUND FLOOR

FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		71	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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