



East View, Meadowfield, DH7 8RY
3 Bed - House - Semi-Detached
O.I.R.O £129,950

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East View Meadowfield, DH7 8RY

Generous Corner Plot ** Good Further Potential ** Popular & Convenient Location ** Gardens & Parking ** Spacious Layout ** Ideal Starter, Family or Investment Property ** Upvc Double Glazing & GCH Via Recent Combi Boiler ** Must Be Viewed **

The floor plan comprises: entrance porch, inviting hallway, cloak/WC, modern fitted kitchen diner with door out to the rear garden, and a comfortable full length living room with windows to the front and rear aspects providing plenty of natural light. The first floor has two double bedrooms, single bedroom and family bathroom/WC. Outside the property sits on a generous corner plot, with gardens to the front, side and rear. Parking is catered for via a spacious driveway.

Meadowfield boasts a diverse array of local shops and amenities, catering to the needs and preferences of its residents. Additionally, neighbouring areas such as Langley Moor and Brandon contribute to the vibrant local scene, offering further options for shopping and leisure activities. However, for those seeking an extensive range of amenities and recreational facilities, the bustling Durham City Centre, merely 3 miles away, presents an enticing destination.

The strategic location of Meadowfield is advantageous for commuters, being situated adjacent to the A(690) Highway. This proximity ensures convenient access to other regional centres, facilitating easy travel and connectivity for residents. Whether it's for work or leisure, Meadowfield's accessibility via well-maintained road links enhances its appeal as a residential hub.











GROUND FLOOR

Entrance Porch

Hallway

WC

Lounge

17'10 x 11'0 (5.44m x 3.35m)

Kitchen Diner

12'01 x 11'11 (3.68m x 3.63m)

FIRST FLOOR

Bedroom

12'05 x 8'11 (3.78m x 2.72m)

Bedroom

11'06 x 10'03 (3.51m x 3.12m)

Bedroom

9'09 x 9'01 (2.97m x 2.77m)

Bathroom/WC

7'09 x 6'0 (2.36m x 1.83m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621 p.a

Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

East View

Approximate Gross Internal Area
853 sq ft - 79 sq m

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



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. 2024

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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