



Alston Way, Meadowfield, DH7 8XF
4 Bed - House - Detached
£214,995

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Alston Way Meadowfield, DH7 8XF

**** NO CHAIN ** Extended Detached Family Home ** Spacious & Versatile Floor Plan ** Very Popular Location ** Outskirts of Durham & Good Schooling ** Local Amenities & Road Links ** Double Glazing & GCH ** Ample Car Parking ** Lovely Enclosed Rear Garden & Patio Area ** General Updating and Modernisation Required ** Must Be Viewed ****

The extended floor plan comprises entrance hallway, useful office/sitting room, comfortable living room which leads to the separate dining room. There is also a conservatory overlooking the rear garden, fitted kitchen, useful utility room and downstairs cloak/wc. The first floor has four bedrooms, master en-suite shower room/wc and family bathroom/wc. Outside the property occupies a pleasant position on a popular development, with gardens front and rear. The front provides ample off-street parking, whilst the rear has a lovely, enclosed garden with patio area,

There are a range of local shops and amenities available within Meadowfield as well as nearby Langley Moor, with a more comprehensive range of shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 3 miles distant. Meadowfield is also ideally placed for commuting purposes as it lies adjacent to the A(690) Highway which provides good road links to other regional centres.













GROUND FLOOR

Hallway

Office / Sitting Room

16'8 x 8'2 (5.08m x 2.49m)

Living Room

13'9 x 12'8 (4.19m x 3.86m)

Dining Room

11'4 x 8'2 (3.45m x 2.49m)

Conservatory

9'7 x 9'4 (2.92m x 2.84m)

Kitchen

12'0 x 8'7 (3.66m x 2.62m)

Utility Room

8'4 x 7'1 (2.54m x 2.16m)

WC

FIRST FLOOR

Bedroom

11'6 x 10'4 (3.51m x 3.15m)

En-Suite

Bedroom

12'5 x 7'9 (3.78m x 2.36m)

Bedroom

9'4 x 9'2 (2.84m x 2.79m)

Bedroom

9'5 x 7'0 (2.87m x 2.13m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16Mbps, Superfast 71Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2431p.a

Energy Rating: D

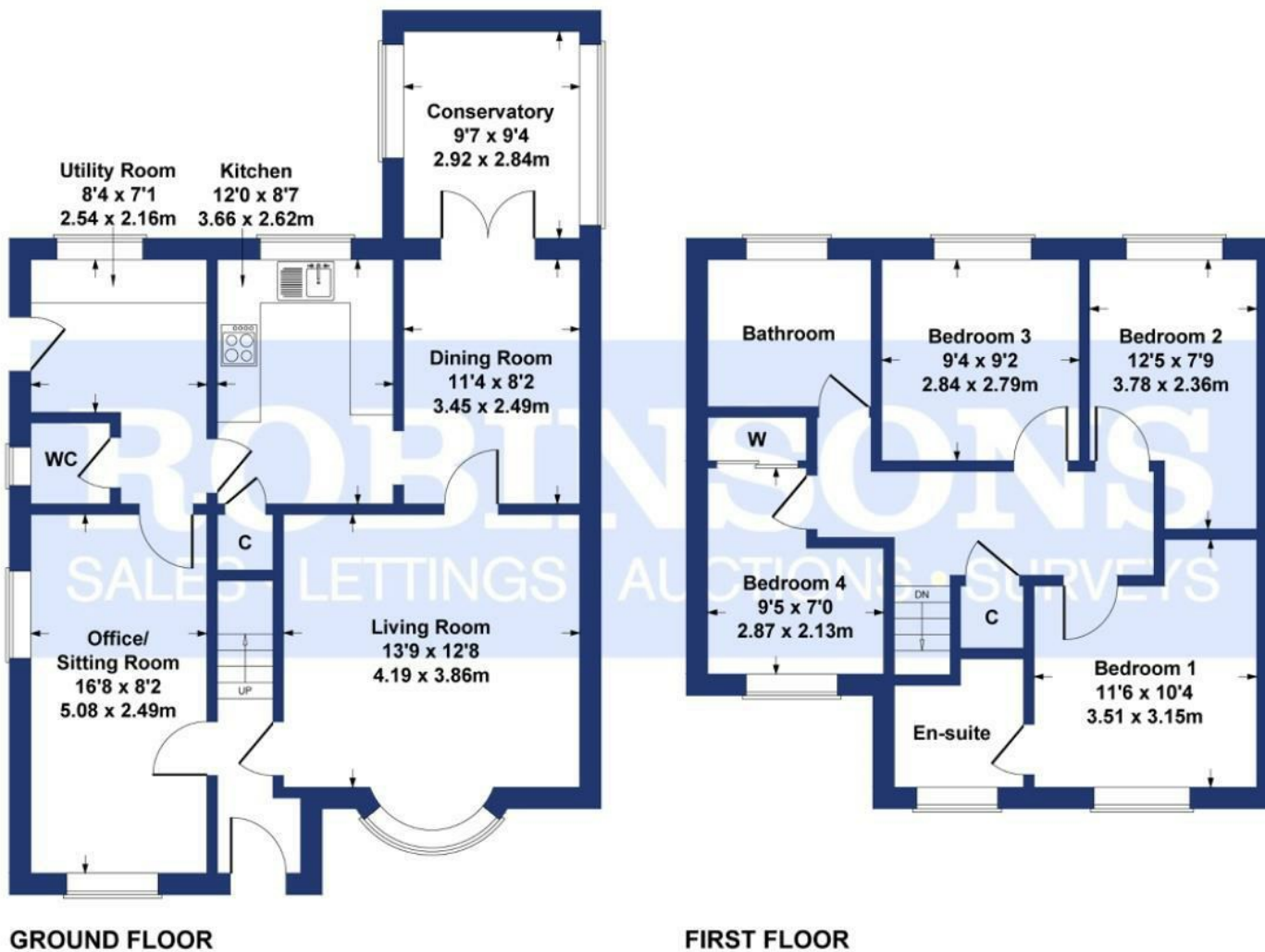


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



Alston Way

Approximate Gross Internal Area
1349 sq ft - 125 sq m



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. 2022

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

80

64

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.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

