



The Garths, Lanchester, DH7 0HR
2 Bed - House - Terraced
O.I.R.O £145,000

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No Upper Chain ** Ideal Starter Home or Investment ** Cottage Style Property ** GCH & Double Glazing ** Pleasant Village Location ** Garden & Courtyard Garden ** Close to Amenities ** Must Be Viewed **

The accommodation briefly comprises; comfortable lounge, kitchen diner with access to the external.

The first floor has two bedrooms and Re-Fitted shower room/WC. There are also a front garden and rear courtyard style garden.

Lanchester, a charming village near Durham, offers a blend of rural tranquillity and easy access to city amenities, making it an appealing location for a range of buyers. The village features a variety of properties, from traditional stone cottages and barn conversions to modern detached houses, making it attractive to young families, retirees, and professionals. Lanchester boasts essential amenities such as local shops, pubs, restaurants, healthcare services, and well-regarded schools, along with ample recreational opportunities, including picturesque walking and cycling routes like the Lanchester Valley Walk. Transport links are strong, with the A691 providing quick road access to Durham (7 miles away) and Consett, and regular bus services connecting the village to Durham and Newcastle.

Durham, on the other hand, is a vibrant university city with a rich historical heritage. The city is well-known for its cultural and academic institutions, including Durham University, and provides excellent shopping, dining, and leisure options. Durham's excellent transport connections, including a central railway station on the East Coast Main Line and proximity to the A1(M), make it highly accessible for commuters traveling to major cities like Newcastle, London, and Edinburgh. Both Lanchester and Durham provide unique lifestyles, with Lanchester offering countryside peace and Durham providing city convenience.

GROUND FLOOR

Entrance

Lounge

14'8" x 13'2" (4.47m x 4.01m)

Kitchen Diner

13'2" x 7'8" (4.01m x 2.34m)

FIRST FLOOR

Bedroom

12'5" x 10'0" (3.78m x 3.05m)

Bedroom

11'0" x 6'8" (3.35m x 2.03m)

Bathroom/WC

7'9" x 6'1" (2.36m x 1.85m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1891 p.a

Energy Rating: C

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.



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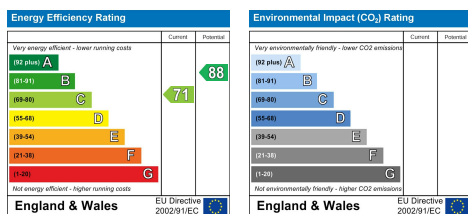
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