

Lavender Crescent, Middlestone  
Moor, DL16 7BZ  
2 Bed - Coachhouse  
£112,500

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Viewing is essential to appreciate this TWO BEDROOM COACH STYLE PROPERTY which would be an ideal purchase for a single person or couple and is located in this quiet cul-de-sac on a popular residential development built by Taylor Wimpey. Conveniently located for access to Durham City, Darlington and Teesside and local amenities lie approximately a mile away and the property is offered in good order throughout, benefiting from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of; ENTRANCE HALL, whilst to the first floor LOUNGE with archway to CONTEMPORARY STYLE KITCHEN, TWO WELL PROPORTIONED BEDROOMS, MASTER with EN-SUITE and BATHROOM. Externally the property has its own GARAGE and PRIVATE GARDEN. In more detail the accommodation comprises of;

EPC Rating C  
Council Tax Band A

#### Entrance Hall

Doorway to garage, laminate flooring and staircase to first floor.

#### Landing

UPVC window to rear elevation, storage cupboard and loft access.

#### Lounge

13'9 x 10'7 (4.19m x 3.23m)

Three uPVC windows to front elevation, TV point, double central heating radiator and archway to kitchen.

#### Kitchen

9'8 x 6'8 (2.95m x 2.03m)

Fitted with a superb range of white contemporary style wall and base units with contrasting work surfaces, stainless steel sink with mixer tap, plumbing for automatic washing machine, gas hob, built in electric oven, part tiled walls, extractor hood, boiler for domestic hot water and gas central heating and uPVC window to rear elevation.

#### Bathroom

Fitted with a modern white suite comprising of panelled bath, pedestal wash hand basin, low level w/c, uPVC window to rear elevation, chrome effect fittings, part tiled walls, tiled flooring, single central heating radiator and extractor fan.

#### Bedroom One

10'8 x 10'2 (3.25m x 3.10m)

UPVC window to front elevation and single central heating radiator.

#### En-suite

UPVC window to side elevation, low level wc, pedestal wash hand basin, shower cubicle with electric shower, extractor fan and part tiled walls.

#### Bedroom Two

10'2 x 7'3 (3.10m x 2.21m)

UPVC window to front elevation and single central heating radiator.

#### Externally

The property has a driveway leading to garage with up and over door, power and lighting. To the rear of the property there is a small private garden laid to lawn.

#### PLEASE NOTE

Please note the photos were taken in 2018. Due to the tenant moving out, we have used these photos.

The owner informs us that the property is leasehold, on a 999 year lease starting from 1st January 2008. No peppercorn rent and no building insurance payable as this is paid by living. We would advise clients to have a legal represent to look over all leasehold information.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps \*

Mobile Signal/Coverage: EE / O2 / Three

Tenure: Leasehold, 99 year lease, 87 years remaining. No ground rent or service charges to pay.

Council Tax: Durham County Council, Band A - Approx. £1,627.87 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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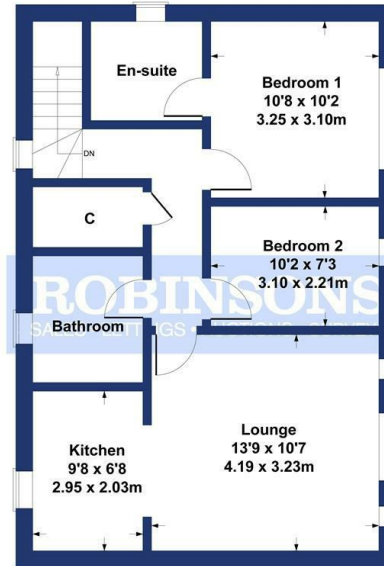
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## Lavender Crescent

Approximate Gross Internal Area  
669 sq ft - 62 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. 2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		77	77

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			

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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