



Buttermere Close, DH2 3DN  
3 Bed - House - Semi-Detached  
£170,000

**ROBINSONS**  
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Sold with no onward chain, Robinsons are delighted to offer this rare opportunity to purchase this three-bedroom semi-detached house located on the ever popular Garden farm development. The property requires some updating but offers generously proportioned family-sized accommodation throughout and benefits from uPVC double glazing and gas central heating. The accommodation on offer briefly comprises entrance hall, spacious lounge through dining room with patio doors to the rear garden, and large kitchen with fitted units to the ground floor. To the first floor there are three good-sized bedrooms and bathroom three-piece suite. To the exterior there is a lawned front garden with concrete driveway leading to a single attached garage whilst to the rear there is and an enclosed private rear garden. We anticipate the property to be a popular addition to the market with it being located on a nice size plot. Early viewings are highly recommended as this property will appeal to a wide range of buyers.

To arrange a viewing please call Robinsons on 0191 3873000



## **GROUND FLOOR**

### **Entrance Hall**

### **Lounge/Dining Room**

23'7" x 12'7" maximum (7.21 x 3.86 maximum)

### **Kitchen**

11'0" x 8'10" (3.36 x 2.71)

## **FIRST FLOOR**

### **Landing**

### **Bedroom 1**

12'2" x 11'0" (3.73 x 3.37)

### **Bedroom 2**

11'3" x 11'0" (3.44 x 3.37)

### **Bedroom 3**

8'7" x 7'8" (2.62 x 2.35)

### **Bathroom**

## **EXTERNAL**

### **AGENTS NOTES**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 16Mbps, Superfast 80Mbps, Ultrafast 1000Mbps

Mobile Signal/Coverage: Average-good

Tenure Leasehold with over 900 years remaining

Council Tax: Durham County Council, Band C- Approx. £1959 (min)

Energy Rating: TBC

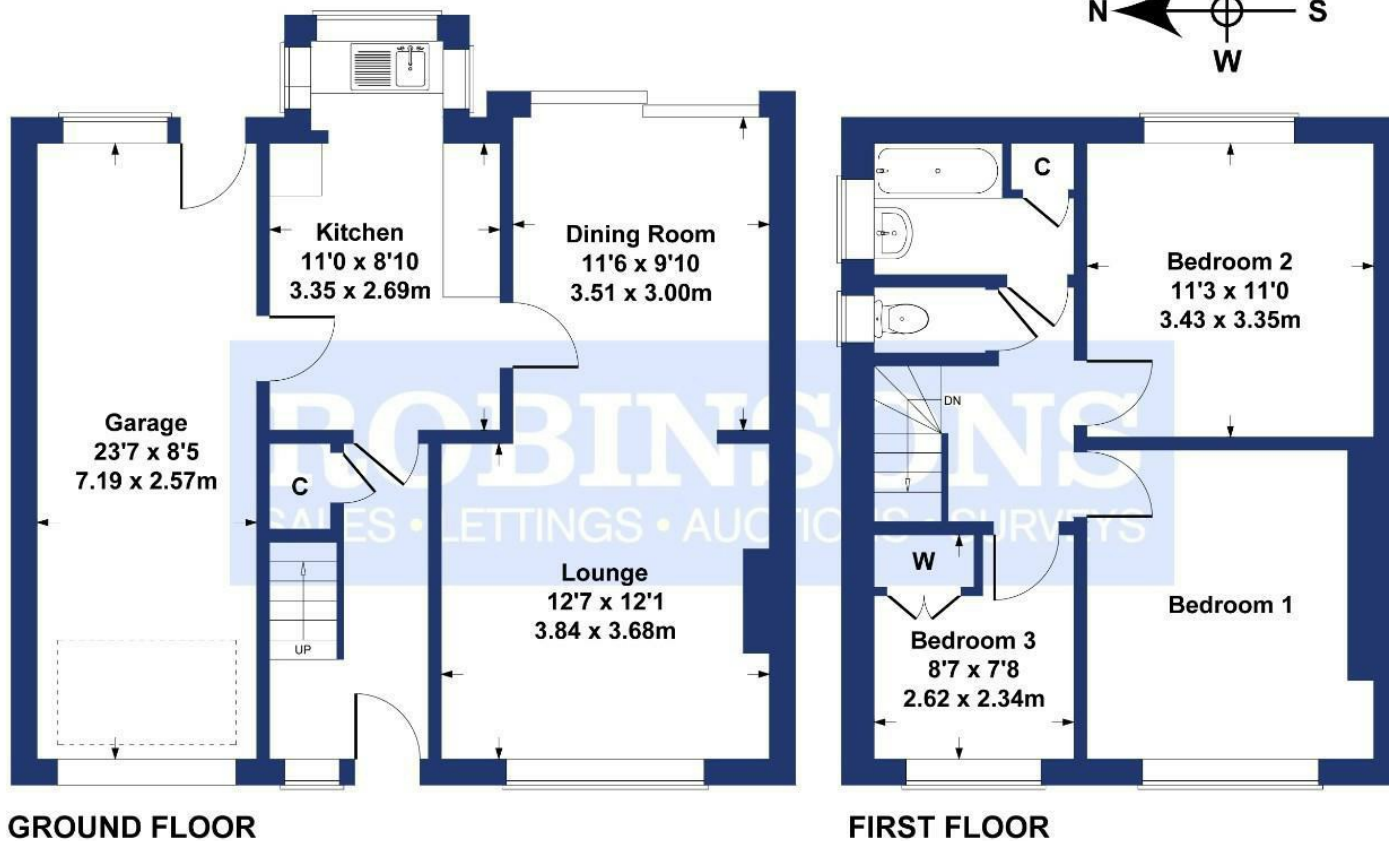
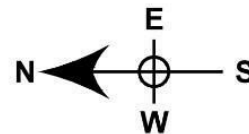
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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





# Buttermere Close

Approximate Gross Internal Area  
1144 sq ft - 106 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		52
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.