



Alder Close, High Handen Hold, DH2 1FJ
3 Bed - House - Semi-Detached
£210,000

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Alder Close

High Handen Hold, DH2 1FJ

Introducing this delightful property, where every detail is thoughtfully designed to enhance your lifestyle. Step into the spacious and light-filled lounge, a welcoming haven for relaxation and entertainment. The open plan kitchen and dining area beckons with French doors leading to the rear garden, offering seamless indoor-outdoor living. A separate laundry area adds convenience, and a downstairs WC ensures practicality.

Retreat to the principal bedroom, complete with an en-suite for added comfort, alongside two additional bedrooms providing ample space for family or guests. Storage is plentiful throughout, ensuring a clutter-free environment.

Outside, a long driveway provides parking space for 2-3 cars. The vendor has spared no expense in upgrades, including a shower over the bath, extra tiling, fencing to the rear, and a larger patio area, promising even more enjoyment of the outdoors. Additionally, all flooring has been refreshed including luxurious LVT, and the boiler has been recently serviced for your peace of mind.

Don't miss the opportunity to make this your dream home.

Book your viewing today!











GROUND FLOOR

Hallway

Lounge

11'8" x 14'8" (3.56 x 4.49)

Kitchen and Dining

10'11" x 12'6" (3.34 x 3.83)

Laundry Area

3'6" x 6'5" (1.08 x 1.96)

Downstairs WC

3'6" x 5'10" (1.08 x 1.78)

FIRST FLOOR

Landing

Principle Bedroom

10'1" x 10'9" (3.09 x 3.28)

En-Suite

3'11" x 6'7" (1.21 x 2.03)

Bedroom 2

7'9" x 10'8" (2.37 x 3.26)

Bedroom 3

6'8" x 7'1" (2.04 x 2.17)

Family Bathroom

7'9" x 5'6" (2.37 x 1.69)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold. Yearly site fees of £127. Seller has already paid the first years.

Council Tax: Durham County Council, Band B

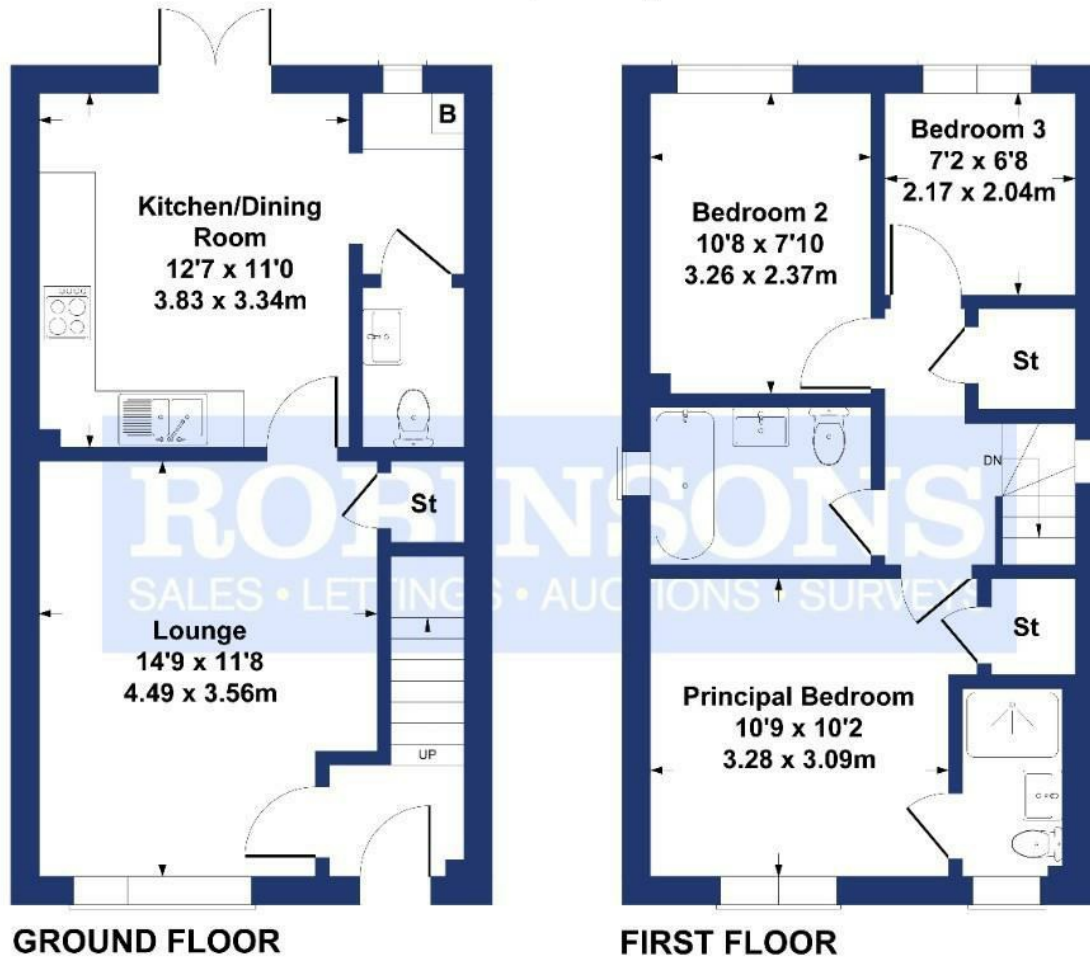
Energy Rating: B

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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Approximate Gross Internal Area
839 sq ft - 78 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(22-34)	E		
(11-21)	F		
(1-10)	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

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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