



, Philadelphia, DH4 4JB
3 Bed - House - Detached
£259,995

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If interested, please quote plot 22.

The Damson is a spacious 3-bedroom home with an integral garage and parking. Downstairs, there's a generous kitchen/dining area with French doors leading to a private rear garden. There is also a lounge, utility room, downstairs cloakroom, and storage.

On the first floor, there is a roomy master bedroom with an ensuite, as well as two more bedrooms and a family bathroom.

Like all homes at Collier Gardens, the Damson comes complete with solar panels and a home car charger.

OUR SERVICES

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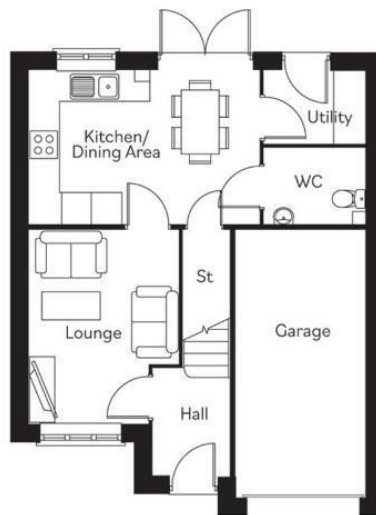
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



Ground Floor

Lounge (3.84m* x 2.97m* (12' 7" x 9' 9"))
Kitchen/Dining Area (4.60m x 2.03m (15' 1" x 9' 11"))
Utility (1.98m x 1.43m (6' 6" x 4' 8"))



First Floor

Master Bedroom (incl. w/robe) (3.98m* x 3.97m* (13' 1" x 13' 1"))
En-suite (2.93m x 1.61m (9' 7" x 5' 3"))
Bedroom 2 (3.74m* x 2.90m* (12' 3" x 8' 6"))
Bedroom 3 (3.76m* x 2.68m* (12' 4" x 8' 9"))
Bathroom (2.20m x 2.03m (7' 3" x 6' 7"))

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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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