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# Alderside Crescent, Lanchester, Durham

£210,000



Hunters are delighted to welcome to the market this three bedroom semi detached property located in the popular village of Lanchester. This property benefits from a full renovation and would make the perfect family home offered to the market with no onward chain.

Briefly the property comprises of an entrance lobby with a door to the right leading to the spacious lounge with featured electric fire and stairs leading to the first floor. Heading towards the rear of the property is an open plan kitchen/dining room with french doors leading to the rear garden.

To the first floor of the property at the rear aspect is a newly modernised family bathroom which benefits from separate bathtub and shower cubicle. To the right of the bathroom is a double bedroom and to the front aspect of the property is a further two double bedrooms.

Externally the property offers off road parking and an attached garage. To the rear is an enclosed back garden.

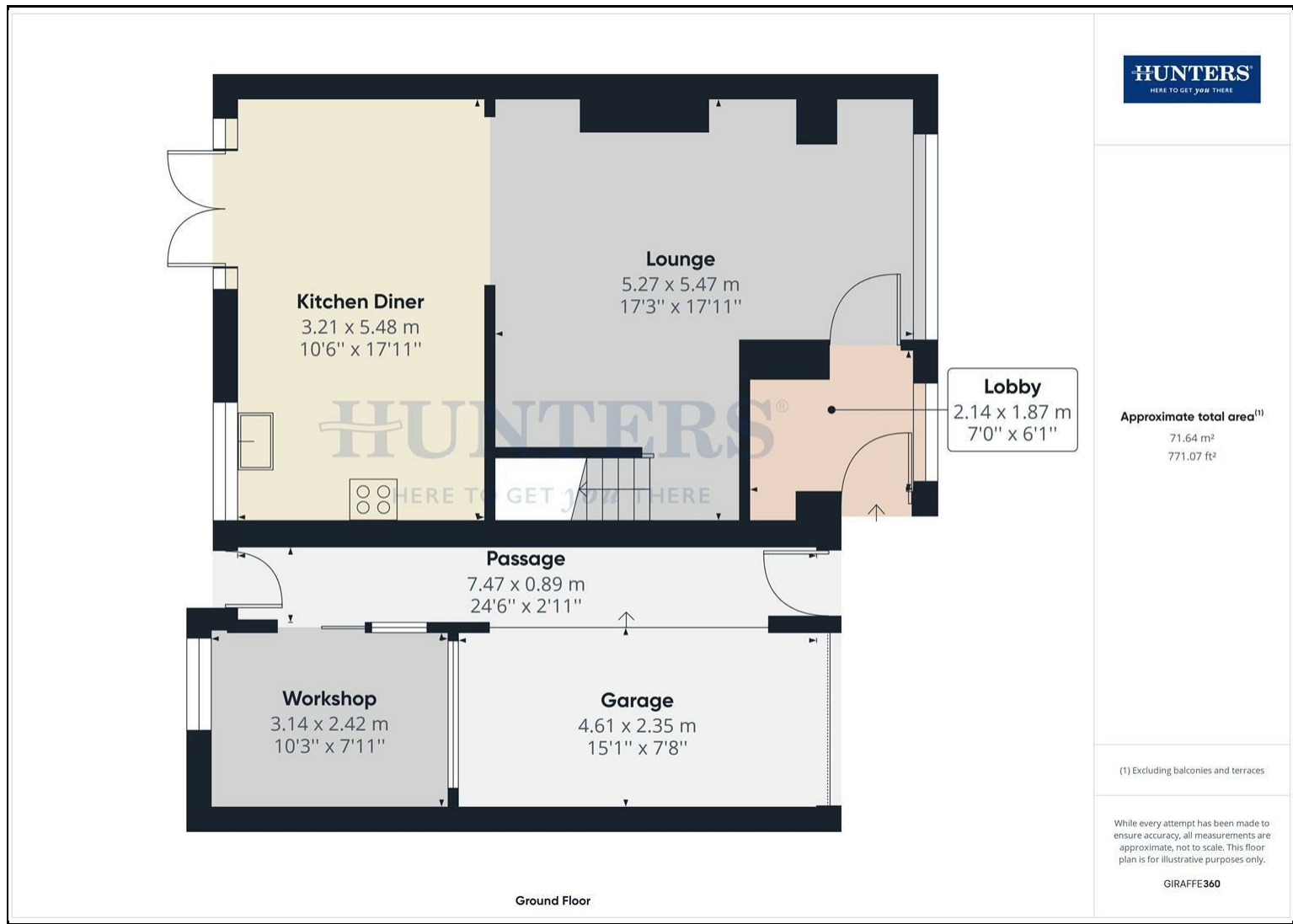
## KEY FEATURES

- STUNNING FAMILY HOME
- HIGH STANDARD MODERN RENOVATION
- POPULAR LOCATION
  - SEMI DETACHED
  - THREE BEDROOMS
- GARAGE & WORKSHOP
- OFF ROAD PARKING







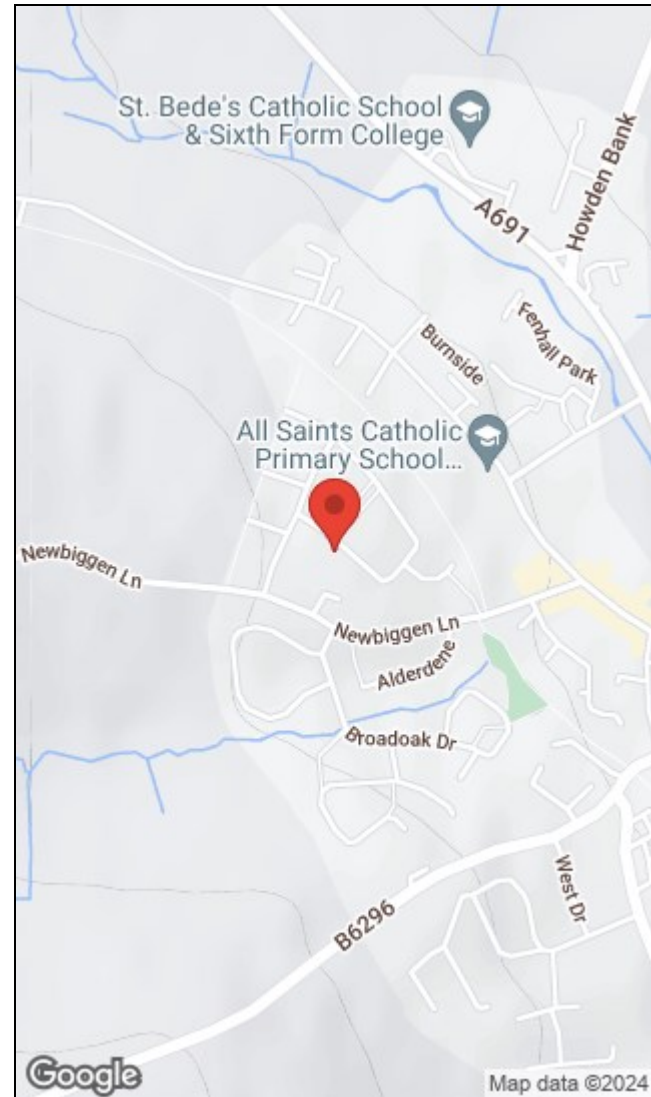


Approximate total area<sup>(1)</sup>  
71.64 m<sup>2</sup>  
771.07 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

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