



HUNTERS[®]
HERE TO GET *you* THERE

21 Briardene, Lanchester, Durham, DH7 0QD

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Reduced To £249,950

For sale is this immaculate, detached house located in a highly sought-after and peaceful village. This property is a perfect blend of modern living and traditional charm, making it an ideal home for families. Nestled on a quiet corner plot, the house promises a tranquil lifestyle.

The property boasts three stunning bedrooms - two spacious doubles and a generous single. Each room is tastefully decorated, providing a comfortable space for relaxation and rest. The bathroom is a true haven of luxury featuring a free-standing bath and a separate rain shower.

At the heart of the house is a sleek, modern kitchen with quartz countertops that are both stylish and functional. The room is flooded with natural light creating a bright and airy atmosphere. Offering ample dining space, a breakfast bar, and direct access to the garden. From the kitchen there is a utility room which reflects the same stylish aspects as the kitchen and includes an additional sink.

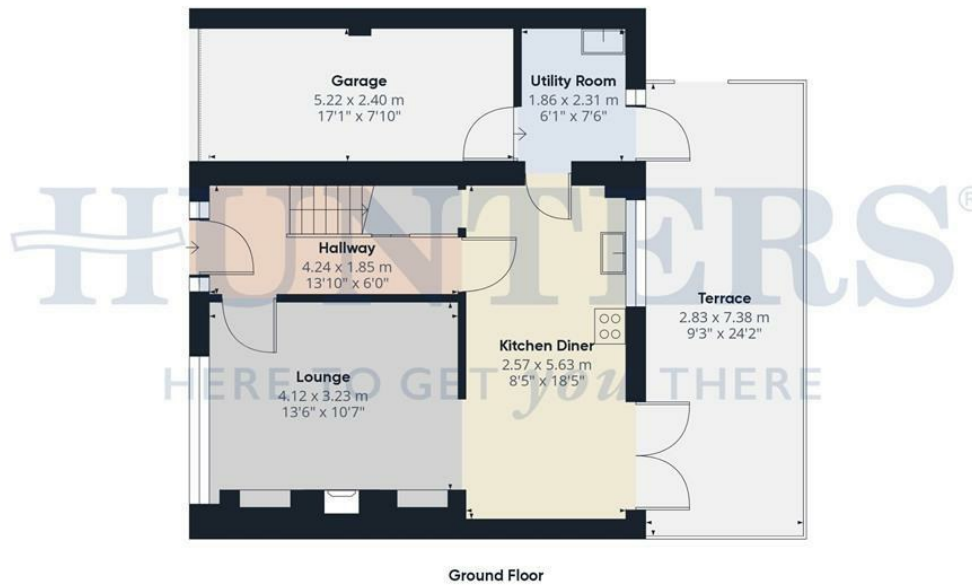
Complementing this beautiful home is the single reception room, featuring a large window and a unique inset fireplace. This room offers the perfect space for entertaining or simply unwinding after a long day.

The property further benefits from a garage and additional parking space, providing practical solutions for vehicle storage.

The house has been fully renovated with an open-plan design, offering a seamless flow between spaces. It's clear that every aspect of this property has been carefully thought out, resulting in a home that is as aesthetically pleasing as it is functional.

This is a unique opportunity to purchase a home in an idyllic location, offering a perfect blend of comfort, style, and convenience. Don't miss out on this gem!

Hunters Consett 15 Victoria Road, Consett, DH8 5BQ | 01207 593838
consett@hunters.com | www.hunters.com



Approximate total area[®]

88.24 m²
949.81 ft²

Balconies and terraces

20.79 m²
223.78 ft²



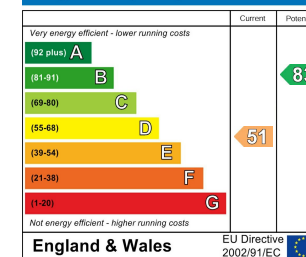
(1) Excluding balconies and terraces

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

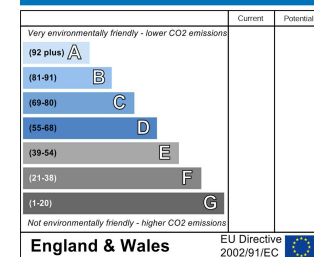
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360


Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





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