



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

3 Victoria Terrace, Lanchester, Durham, DH7 0JB

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## 3 Victoria Terrace, Lanchester, Durham, DH7 0JB

£224,950

Hunters welcome to the market this immaculate terraced property that is brimming with character and charm, located in a peaceful setting with a strong local community and walking routes nearby. This is a property that exudes homely warmth, making it ideal for couples looking for their dream home.

The property features one reception room, a kitchen, and two bedrooms. The living room is a true highlight of the property, boasting a stunning stone feature wall and a comforting log burner, perfect for cosy evenings in.

The kitchen is a bright, welcoming space that enjoys plenty of natural light. It offers ample room for dining, making it a wonderful area to host and entertain.

The property features two bedrooms. The first is a spacious master bedroom, complete with a feature fireplace and a storage cupboard. The second bedroom is a double room that benefits from an abundance of natural light.

Externally there is a low maintenance forecourt and on street parking to the front . At the rear is a paved garden, complete with decking and an outhouse for storage. There is also an open court yard with shared, private parking.

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Ground Floor



**Landing**  
2.29 x 0.78 m  
7'6" x 2'6"

Floor 1

**Approximate total area<sup>®</sup>**  
77.35 m<sup>2</sup>  
832.55 ft<sup>2</sup>

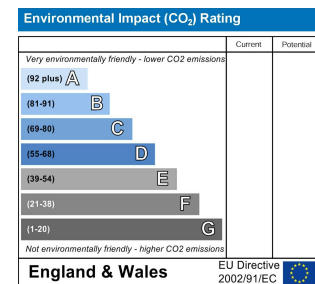
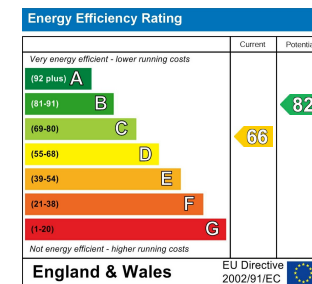
**Reduced headroom**  
0.1 m<sup>2</sup>  
1.03 ft<sup>2</sup>

(1) Excluding balconies and terraces


☒ Reduced headroom  
(below 1.5m/4.92ft)

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**



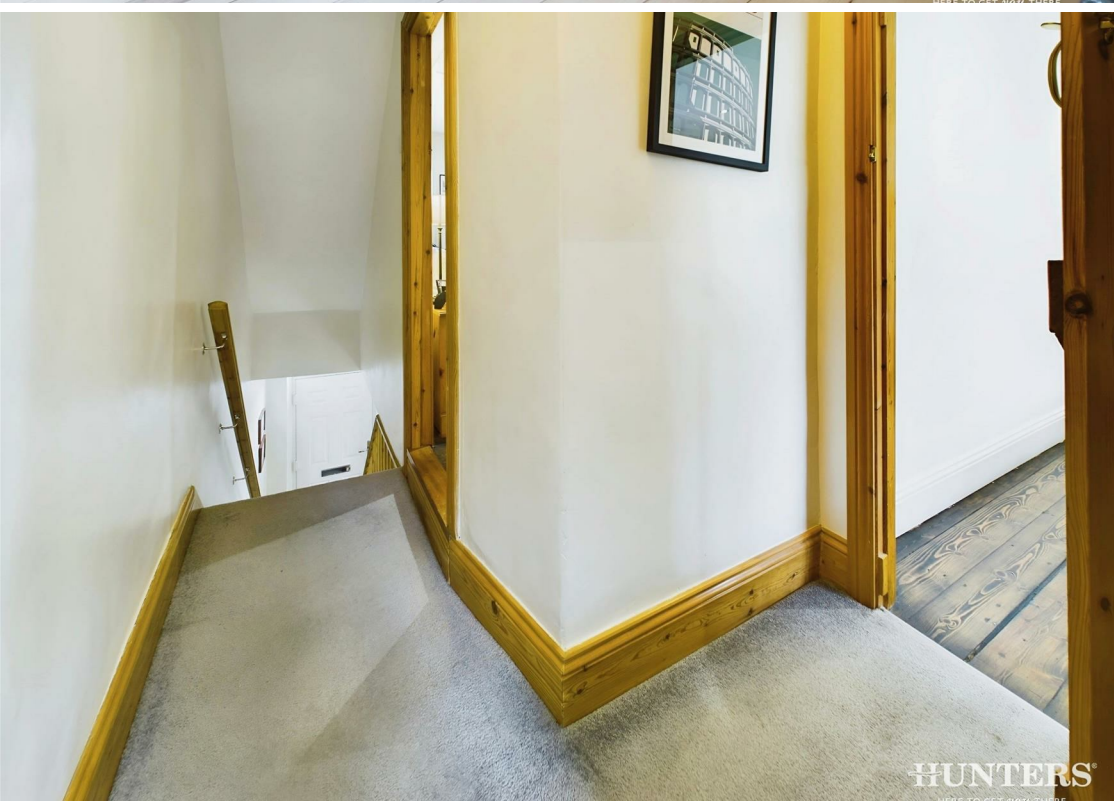
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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