



HUNTERS®
HERE TO GET *you* THERE

1 The Garths, Lanchester, Durham, DH7 0HR

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Asking Price £165,000

Hunters are delighted to present this immaculate end of terrace house for sale, situated in a highly sought-after location. This property is ideally suited for first-time buyers or families, with its close proximity to excellent public transport links, nearby schools, and local amenities.

The property boasts a welcoming reception room, characterised by a modern design, spacious interior, and large windows that flood the room with natural light. An authentic fireplace adds warmth and charm, creating a cosy environment for relaxation and entertainment.

The house features two well-appointed bedrooms. The master bedroom is particularly spacious, offering ample room for a double bed and additional furniture. Both bedrooms benefit from natural light, enhancing the feeling of space and tranquillity.

A modern bathroom serves the bedrooms, presenting a light and contemporary space for daily routines. The house also offers a well-sized kitchen, flooded with natural light, providing an enjoyable atmosphere for cooking and dining.

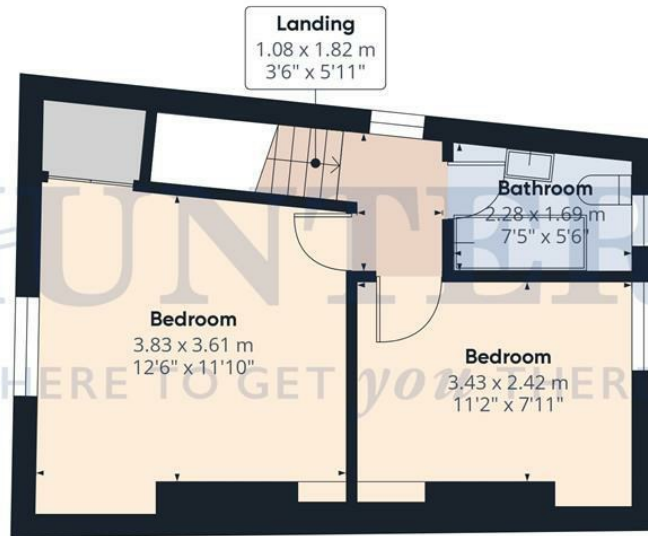
With an EPC rating of E and in the council tax band B, this property represents a practical choice for buyers. The house stands out for its immaculate condition and unique features such as the fireplace.

In summary, this end of terrace house offers a blend of comfort and convenience in a desirable location. Its immaculate condition and well-designed spaces make it an ideal choice for those seeking their first home or for growing families. Take advantage of this fantastic opportunity to own a property in a prime location.

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Ground Floor



Floor 1



Approximate total area[®]
64.66 m²
696 ft²

Reduced headroom
0.91 m²
9.84 ft²

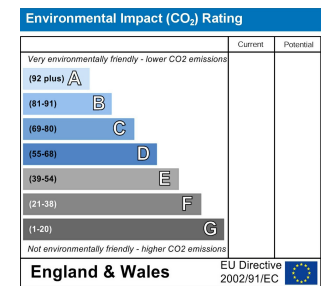
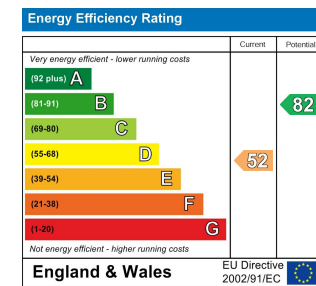
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

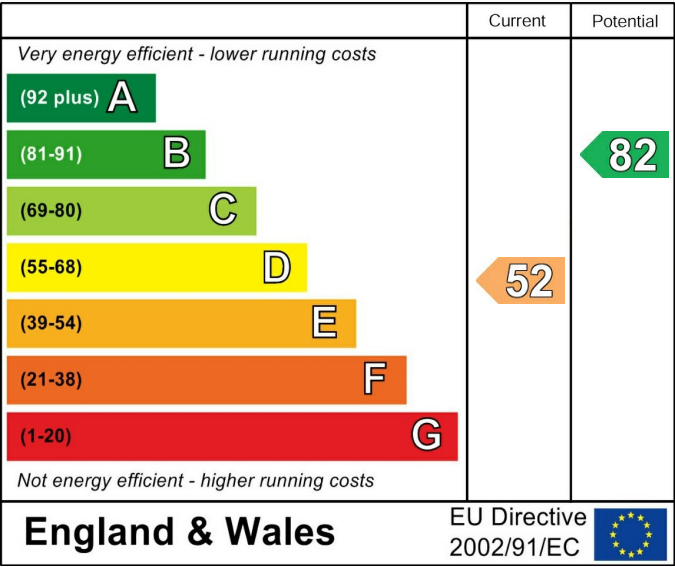
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating



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.









