



HUNTERS[®]
HERE TO GET *you* THERE

42 Foxhills Crescent, Lanchester, Durham, DH7 0PP

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£279,950

We are delighted to present for sale this immaculate semi-detached bungalow, situated in a peaceful and sought-after location of Lanchester Village renowned for its strong local community. This splendid property would ideally suit couples seeking a tranquil retreat with the convenience of local amenities.

The property boasts a well-proportioned layout with three reception rooms. The main lounge features a comforting log burner, perfect for relaxing on those colder evenings. The dining room is a generous size, perfect for hosting dinner parties. Additionally, the sunroom provides a serene space for relaxation, with direct access to the garden, filling the room with an abundance of natural light.

The modern kitchen, recently refurbished to a high standard, comes equipped with modern appliances and features a handy breakfast bar.

This property offers two double bedrooms, the main bedroom benefits from built-in wardrobes and provides direct access to the garden, a lovely feature that allows natural light to flood the room.

The property comprises two bathrooms, both fitted with luxurious rain showers, and the main bathroom also features a heated towel rail, adding an extra touch of comfort and sophistication.

Externally, the property impresses with a lush garden, complete with a grassed area and patio, ideal for outdoor dining or entertaining. The property also benefits from a garage with an electric roller door, providing additional storage space and off-road parking.

In summary, this property combines the best of modern living with a quiet and peaceful location, making it a truly exceptional home.

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Approximate total area⁽¹⁾

122.59 m²
1319.53 ft²

Reduced headroom

15.91 m²
171.29 ft²

(1) Excluding balconies and terraces

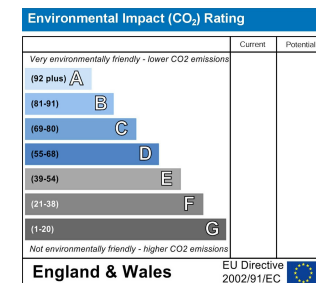
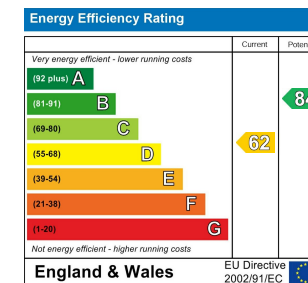
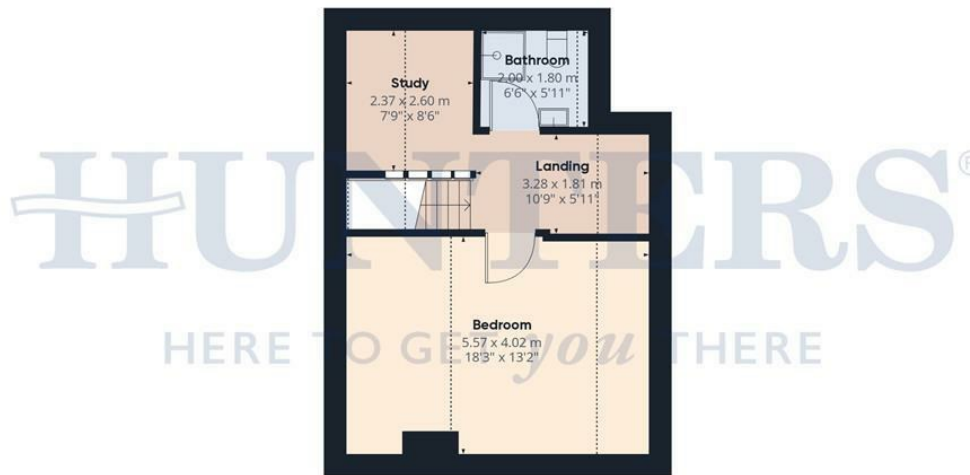
Reduced headroom

..... 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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(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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