



HUNTERS[®]
HERE TO GET *you* THERE

2 Sycamore Place, Lanchester, Durham, DH7 0HG

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£164,950

Introducing this charming terraced house for sale, located in the highly sought-after village of Lanchester. This property is in good condition and comes with a number of attractive features. The property is ideally suited to first-time buyers, families, or those aged over 55.

The house accommodates two double bedrooms, offering plenty of space and comfort. The bathroom is modern and well-maintained, featuring a luxurious rain shower. With one kitchen that includes a breakfast area, this house provides a cosy and inviting space to prepare and enjoy meals.

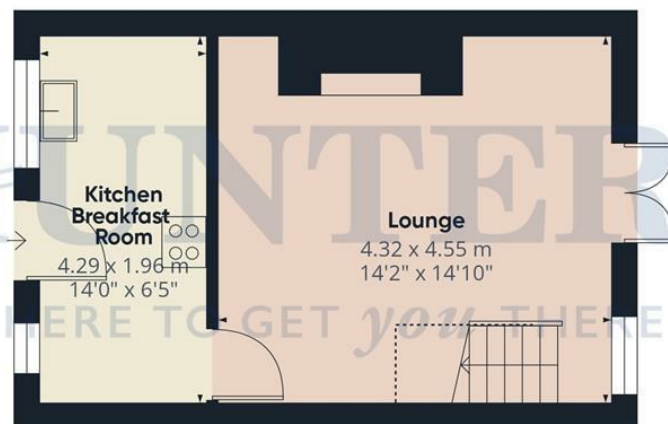
Additionally, the house has one reception room, perfect for entertaining guests or spending quality time with family. The property is designed in such a way that it allows plenty of natural light in, creating a warm and welcoming atmosphere throughout.

One of the unique features of this house is its off-road parking facility. There is also a secluded garden, offering a peaceful and private outdoor space to relax and unwind.

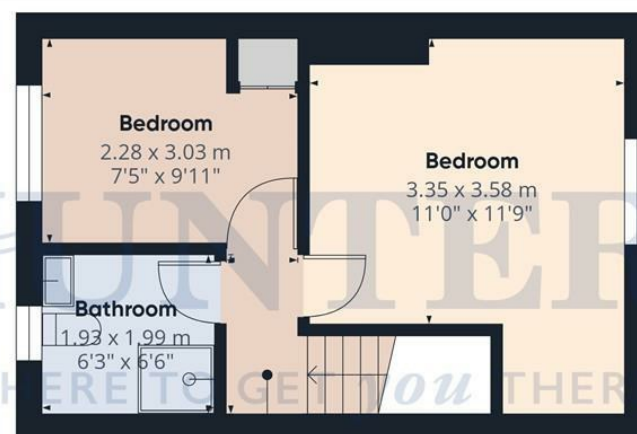
The property is well-situated with public transport links, nearby schools, green spaces, walking routes, and cycling routes. Its location in Lanchester, one of the most desired locations, adds to its appeal.

In conclusion, this two-bedroom terraced house is a fantastic opportunity for those looking to settle in a peaceful, well-connected location with a variety of amenities at their doorstep. Don't miss this chance to own a house that combines modern living with a touch of countryside charm.

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

52.8 m²

568 ft²

Reduced headroom

1.4 m²

15 ft²

(1) Excluding balconies and terraces

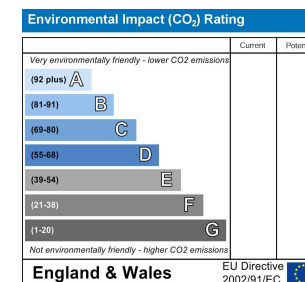
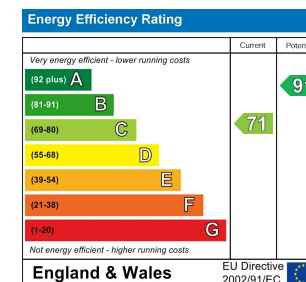
Reduced headroom

..... 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
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



