





Cottingham Grove, Thornley, DURHAM, DH6 3EJ

manners & harrison

welcome to

Cottingham Grove, Thornley DURHAM

This stunning three-bedroom detached property, located in the highly desirable area of Thornley, is a must-see for prospective buyers.

Entrance Porch
Radiator, storage cupboard.

Downstairs Wc
Tiled splashback, low level low flush WC, extractor fan.

Lounge
UPVC double glazed window, radiator, electric fire, carpets, sockets.

Extension
French doors.

Kitchen
Range of wall and base units with complimentary oak wood working surfaces, sink with adjustable tap, space for fridge/freezer, double oven with hob, vinyl flooring, feature radiator, splashback tiles.

Utility Room
Plumbing for washing machine, stick on tiles, radiator, sink, dishwasher.

Landing
Bedroom 1
UPVC double glazed window, radiator, carpet.

En-Suite
Shower cubicle, wash hand basin, vinyl flooring, low level low flush WC, extractor fan.

Bedroom 2
Double glazed window, loft hatch access, radiator.

Bedroom 3
Double glazed window, carpets, radiator.

Bathroom
Bath, shower, low level low flush WC, chrome heated towel rail, extractor fan, tiled, UPVC double glazed window.

Externally
Rear Garden
External tap, access to garage, shed with electricity points, paved area, artificial grass, planted borders.

Front Garden
Laid to lawn, planted borders.

Agents Notes
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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welcome to

Cottingham Grove, Thornley DURHAM

- MODERN KITCHEN/ DINER
- MASTER BED WITH EN SUITE
- REAR DRIVEWAY & ACCESS TO GARAGE
- DOWNSTAIRS WC
- COZY SNUG WITH FRENCH DOORS

Tenure: Freehold EPC Rating: C
Council Tax Band: C

fixed price

£230,000



Total floor area 109.0 m² (1,173 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
HAR118731 - 0005

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