



## Hilltop View

Durham DH7 9YU

Offers In The Region Of £154,950





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# Hilltop View

Durham DH7 9YU



- Beautifully presented
- EPC Rating - C
- Open plan living and dining area with french doors to the garden

- Three bedrooms
- Ideal for both FTBs and growing families
- Driveway parking

- Popular estate
- Master bedroom with ensuite shower room
- Good sized garden

Venture Properties are delighted to offer for sale this modern end-link house with three bedrooms, on a sought after estate in the popular village of Langley Park.

The well proportioned accommodation comprises of a welcoming entrance hall with WC, spacious open plan reception room with french doors opening to the rear garden and modern fitted kitchen. To the first floor there is a master bedroom with ensuite shower room, two further well proportioned bedrooms, as well as a modern bathroom. Externally there is a good sized, enclosed garden and an allocated parking space at the front.

Langley Park offers a wide range of local amenities including a primary school and shopping facilities. It has excellent access to Durham City and is surrounded by countryside.

Ideal for a range of purchasers including first time buyers, young families and buy to let investors. Viewing comes highly recommended.

## GROUND FLOOR

### Hall

Welcoming hallway entered via a recently fitted composite door with stairs leading to the first floor, wood laminate flooring and radiator.

### WC

With WC, pedestal wash basin, radiator, extractor fan, tiled splashbacks and flooring and a UPVC double glazed opaque window to the front.

### Kitchen

10'9" x 8'6" (3.30 x 2.60)

Fitted with a range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a recently fitted oven and hob with stainless steel extractor over, as well as an integrated fridge/freezer, washing machine and dishwasher. Further features include tiled splashbacks, laminate flooring, a unit housing the combi gas central heating boiler, recessed spotlighting and a UPVC double glazed window to the front.

### Open Plan Living and Dining Room

16'0" x 13'10" (4.90 x 4.23)

Spacious reception room with UPVC double glazed french doors opening in to the rear garden, a further UPVC double glazed window, two radiators, wood flooring and a storage cupboard.

## FIRST FLOOR

### Landing

With a UPVC double glazed window to the side, a storage cupboard and loft access.

### Bedroom One

10'2" x 9'2" (3.10 x 2.80)

Double bedroom with a UPVC double glazed window to the rear, a built in wardrobe and radiator.

### Ensuite

Comprising of a cubicle with electric shower, pedestal wash basin and WC. Having tiled splashbacks, tiled flooring, recessed spotlighting, extractor fan and radiator.

### Bedroom Two

9'10" x 9'2" (3.00 x 2.80)

Further double bedroom with a UPVC double glazed window to the front, radiator and fitted wardrobe.

### Bedroom Three

6'10" x 6'6" (2.10 x 2.00)

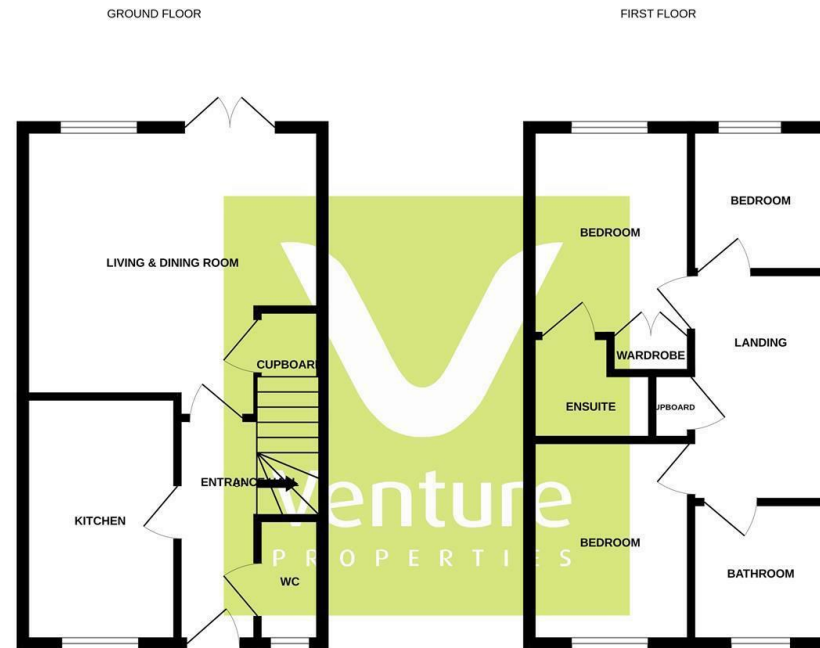
A well proportioned single bedroom with a UPVC double glazed window to the rear and radiator.

### Bathroom/WC

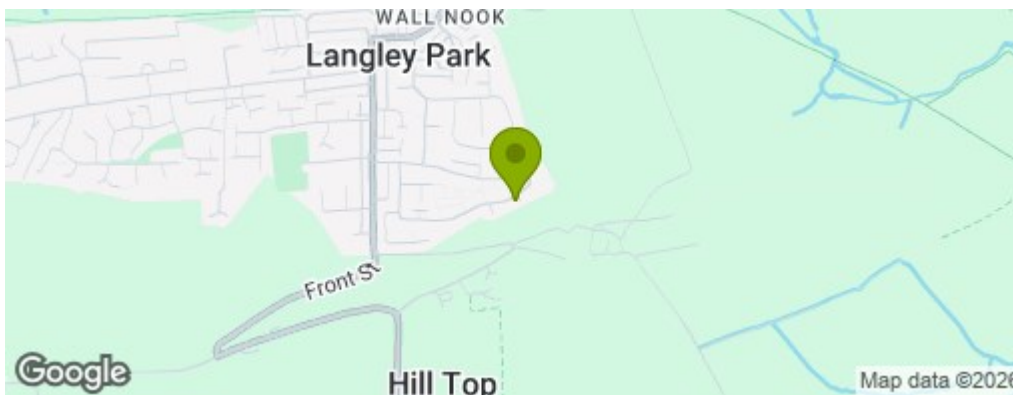
Modern white suite comprising of a panelled bath, wash basin set to a vanity unit and a WC. With tiled splashbacks, tiling flooring, recessed spotlighting, extractor fan, radiator and UPVC double glazed opaque window to the front.

### EXTERNAL

To the front of the property is an allocated bay for off street parking, whilst to the rear is an enclosed lawned garden with a large decked patio area, shed and side gate.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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## Property Information

Tenure: Freehold  
 Gas and Electricity: Mains  
 Sewerage and water: Mains  
 Broadband: Ultrafast Broadband available. Highest available speed is 2000 Mbps.  
 Mobile Signal/covrage: We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: B Annual price: £1984 (Maximum 2025)  
 Energy Performance Certificate Grade C  
 Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.  
 Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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