



, Philadelphia, DH4 4JB
3 Bed - House - Detached
£259,995

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If interested, please quote plot 22.

The Damson is a spacious 3-bedroom home with an integral garage and parking. Downstairs, there's a generous kitchen/dining area with French doors leading to a private rear garden. There is also a lounge, utility room, downstairs cloakroom, and storage.

On the first floor, there is a roomy master bedroom with an ensuite, as well as two more bedrooms and a family bathroom.

Like all homes at Collier Gardens, the Damson comes complete with solar panels and a home car charger.

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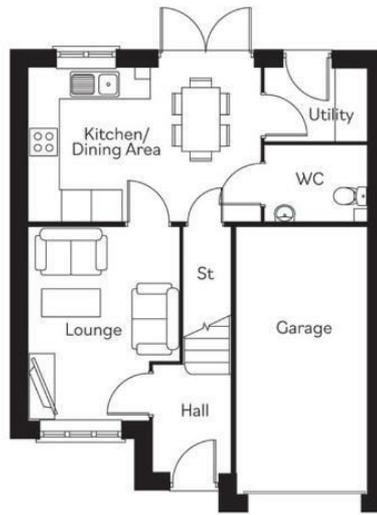
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



Ground Floor

Lounge (3.84m* x 2.97m* (12' 7" x 9' 9"*))
 Kitchen/Dining Area (4.60m x 2.03m (15' 1" x 9' 11"*))
 Utility (1.98m x 1.43m (6' 6" x 4' 8"*))



First Floor

Master Bedroom (incl. w/robe) (3.98m* x 3.97m* (13' 1" x 13' 1"*))
 En-suite (2.93m x 1.61m (9' 7" x 5' 3"*))
 Bedroom 2 (3.74m* x 2.90m* (12' 3" x 8' 6"*))
 Bedroom 3 (3.76m* x 2.68m* (12' 4" x 8' 9"*))
 Bathroom (2.20m x 2.03m (7' 3" x 6' 7"*))

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

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