



## Briar Row

Pity Me DH1 5BF

Offers In The Region Of £210,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Briar Row

Pity Me DH1 5BF



- Available with no onward chain
- EPC RATING - B
- Three bedrooms

- Sought after location
- Finished to a high standard
- Master with ensuite

- Ideal for commuting - Close to the A167
- Impressive open plan living and kitchen
- Close to the Arnison Centre and easy access to Durham City

Available for sale with no chain involved, this recently constructed townhouse offers contemporary accommodation with quality fixtures and fittings. It is situated in a sought after and convenient location, with immediate access to the A167 for commuting and close to the Arnison Retail Park. There are regular transport links to Durham City.

The floor plan comprises of a welcoming entrance hallway with WC which leads through to an impressive open plan living and dining area, as well as quality fitted kitchen with a full range of integrated appliances. Having bi-fold doors and underfloor heating, it is perfectly designed for modern living. To the first floor there is a master bedroom with ensuite shower room, a double bedroom, further well proportioned single bedroom and luxurious bathroom. Externally there is a double driveway and an enclosed, low maintenance, landscaped garden.

Viewing is highly recommended for full appreciation.

## GROUND FLOOR

### Entrance Hall

Welcoming hallway entered via composite door. Having stairs leading to the first floor and tiled flooring.

### WC

7'7" x 3'0" (2.32 x 0.92)

Comprising of a WC, hand wash basin inset to a vanity unit, an illuminated vanity mirror, tiled floor and recessed spotlighting.

### Open Plan Living, Dining and Kitchen

27'1" x 13'7" (8.27 x 4.16)

An impressive open plan living area, dining and kitchen that is perfect for modern living and entertaining. There are bi-fold doors to the garden having electric blinds, tiled flooring with underfloor heating and a storage cupboard.

### Kitchen

The kitchen is fitted with a comprehensive range of units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in double oven and hob with extractor over, as well as an integrated fridge, freezer, dishwasher and microwave. Having a UPVC double glazed window to the front, recessed spotlighting and tiled flooring with underfloor heating.

## FIRST FLOOR

### Landing

With a radiator and access to the loft.

### Bedroom One

11'1" x 10'7" (3.40 x 3.24)

Double bedroom with a UPVC double glazed window to the front and radiator.

### Ensuite

10'9" x 6'0" (3.30 x 1.85)

Stylish ensuite comprising of a cubicle with mains fed shower, a hand wash basin and WC inset to a vanity unit. With tiled splashbacks and flooring, a heated towel rail, recessed spotlighting, extractor fan and UPVC double glazed window to the front.

### Bedroom Two

10'0" x 7'6" (3.07 x 2.30)

Double bedroom with a UPVC double glazed window to the rear and radiator.

### Bedroom Three

9'2" x 6'6" (2.80 x 2.00)

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

### Bathroom/WC

5'8" x 4'11" (1.74 x 1.51)

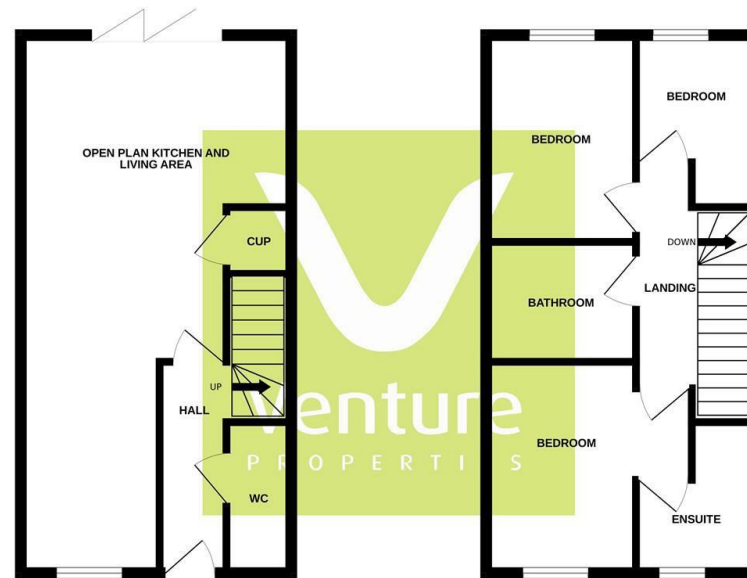
Luxurious family bathroom comprising of a panelled bath with mains fed shower over, a wash basin and WC inset to a vanity unit. Having tiled splashbacks and flooring, a heated towel rail, recessed spotlighting and extractor fan.

## EXTERNAL

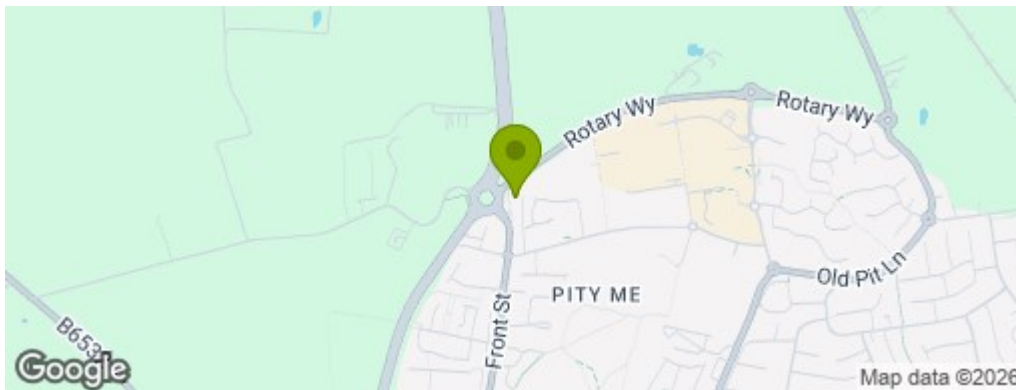
To the front of the property is a double driveway, whilst to the rear is an enclosed, low maintenance garden with artificial lawn and patio areas.

GROUND FLOOR

FIRST FLOOR



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 1800 Mbps.  
 Mobile Signal/coverage: 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 B  
 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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