



, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

## DURHAM

1-3 Old Elvet

DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

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DH3 3BH

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E: info@robinsonscs.co.uk

## SPENNYMOOR

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DH16 6QE

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E: info@robinsonsspenny Moor.co.uk

## BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## SEDFIELD

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TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## CROOK

Royal Corner

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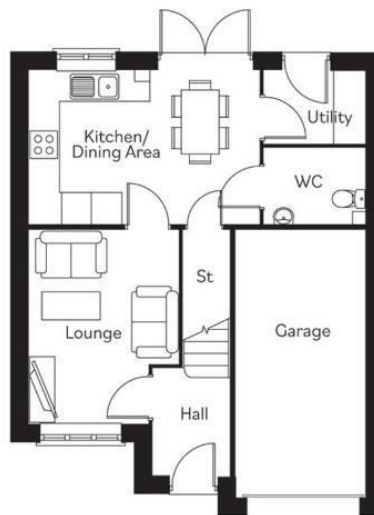
## WYNARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk



### 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"))

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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