# Priors Grange

High Pittington DH6 1DA

Offers Over £215,000

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PROPERTIES

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# Priors Grange

## High Pittington DH6 1DA

x 3 x 1 x 2

- Highly sought after estate
- EPC Rating - D
- Larger than average plot
- Cul de sac location
- Three bedrooms
- Driveway for three cars and garage
- No chain involved
- Open plan kitchen and diner
- Potential to extend

Venture Properties are delighted to offer for sale with no chain, this three bedroom detached family home situated in a cul de sac position within the highly regarded location of Priors Grange. Occupying a generous plot with ample off street parking and lots of potential to further extend if required, the property has many appealing features and must be viewed to be appreciated.

This spacious floor plan which has a ground floor extension to the front comprises of an entrance hallway, well presented living room, a superb open plan kitchen and dining room and conservatory with access to the rear garden. To the first floor, there are two double bedrooms, the master with fitted wardrobes, a further well proportioned third bedroom and shower room which has a recently refitted electric shower.

High Pittington has excellent access into Durham City and the A690 for commuting. It also has a highly regarded primary school and hotel with village pub.

Early viewing is highly recommended to avoid disappointment.

## GROUND FLOOR

### Hall
An extended hallway having stairs leading to the first floor and a radiator.

### Living Room
15'8" x 9'10" (4.79 x 3.01)
Spacious reception room which has been extended to the front and comes with a UPVC double glazed window, radiator and understairs storage cupboard.

### Open Plan Kitchen and Dining Room
14'6" x 9'10" (4.44 x 3.02)
Ideal for modern living and entertaining. The kitchen has been refitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in double oven and hob with extractor over, plumbing for a washing machine and tumble dryer space. Further features include a UPVC double glazed window to the rear, an external door to the side, french doors to the conservatory, a wall mounted gas central heating boiler and radiator.

### Conservatory
10'6" x 9'6" (3.22 x 2.92)
An excellent addition to the property with UPVC double glazed windows, a radiator and external door to the rear garden.

## FIRST FLOOR

### Landing
With a UPVC double glazed window to the side, an airing cupboard and an EnviroVent ventilation system. Also having access to the loft via retractable ladder, for additional storage.

### Bedroom One
12'2" x 7'9" min (3.72 x 2.37 min)
Double bedroom with a UPVC double glazed window to the front, fitted wardrobes and radiator.

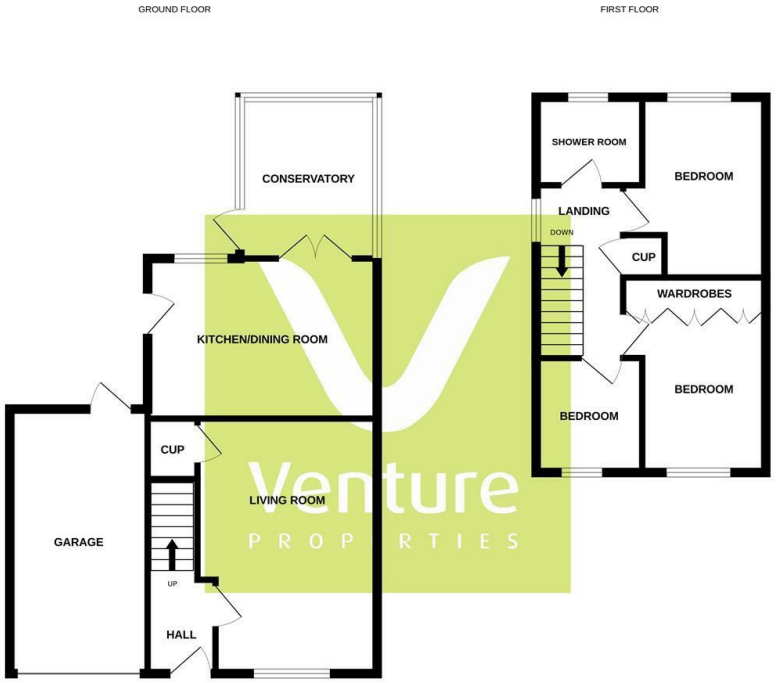
### Bedroom Two
11'2" x 7'9" (3.42 x 2.37)
Double bedroom with UPVC double glazed window to the rear and radiator.

### Bedroom Three
7'1" x 6'9" (2.17 x 2.06)
Further well proportioned bedroom with a UPVC double glazed window to the front and radiator.

### Shower Room/WC
Comprising of a cubicle with recently fitted electric shower, a hand wash basin and WC inset to a vanity unit. Having fully tiled walls and flooring, a heated towel rail, a shaving point and UPVC double glazed opaque window to the rear.

## EXTERNAL
The property enjoys a larger than average plot within a quiet cul de sac. At the front of the property is a lawned garden and a driveway providing off street parking for three vehicles and leading to the garage. To the rear is a lovely, generous garden with lawn, well maintained borders, two patio areas and side access to the side of the house.

### Garage
An attached single garage with an up and over door, power and lighting, boarded head space with ladder access and a recently fitted UPVC door to the rear garden.




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: Check via OFCOM website.
Mobile Signal/coverage: We recommend contacting your service provider for further information.
Council Tax: Durham County Council, Band: C Annual price: £2331 (Maximum 2026)
Energy Performance Certificate Grade D
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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