



Cottingham Grove, Thornley DURHAM DH6 3EJ

welcome to

Cottingham Grove, Thornley DURHAM

This stunning three-bedroom detached property, located in the highly desirable area of Thornley, is a must-see for prospective buyers.

Entrance Porch

Radiator, storage cupboard.

Downstairs Wc

Tiled splashback, low level low flush WC, extractor fan.

Lounge

UPVC double glazed window, radiator, electric fire, carpets, sockets.

Extension

French doors.

Kitchen

Range of wall and base units with complimentary oak wood working surfaces, sink with adjustable tap, space for fridge/freezer, double oven with hob, vinyl flooring, feature radiator, splashback tiles.

Utility Room

Plumbing for washing machine, stick on tiles, radiator, sink, dishwasher.

Landing Bedroom 1

UPVC double glazed window, radiator, carpet.

En-Suite

Shower cubicle, wash hand basin, vinyl flooring, low level low flush WC, extractor fan.

Bedroom 2

Double glazed window, loft hatch access, radiator.

Bedroom 3

Double glazed window, carpets, radiator.

Bathroom

Bath, shower, low level low flush WC, chrome heated towel rail, extractor fan, tiled, UPVC double glazed window.

Externally

Rear Garden

External tap, access to garage, shed with electricity points, paved area, artificial grass, planted borders.

Front Garden

Laid to lawn, planted borders.





view this property online mannersandharrison.co.uk/Property/HAR118731



welcome to

Cottingham Grove, Thornley DURHAM

- MODERN KITCHEN/ DINER
- MASTER BED WITH EN SUITE
- REAR DRIVEWAY & ACCESS TO GARAGE
- DOWNSTAIRS WC
- COZY SNUG WITH FRENCH DOORS

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

£230,000



Ground Floor

First Floor

Total floor area 109.0 m² (1,173 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online mannersandharrison.co.uk/Property/HAR118731



Property Ref:
HAR118731 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk