



## Hazel Court

Durham DH6 2DE

Offers In The Region Of £125,000





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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# Hazel Court

Durham DH6 2DE



- Perfect for FTBs and growing families
- EPC RATING - C
- Updated central heating boiler

- Much improved
- Three well proportioned bedrooms
- Recently laid patio

- Modern interior
- Stylish refitted bathroom
- Planning permission for a loft conversion

Venture Properties are delighted to offer for sale this much improved, three bedroom home offering spacious accommodation throughout, ideal for first time buyers and growing families. The property is situated in a cul de sac location within the village of Haswell.

Having a host of improvements including a garage conversion, an upgraded gas central heating boiler, refitted bathroom, new internal doors and a recently laid patio. The floor plan comprises of an entrance porch and hallway with cloakroom/WC, impressive open plan living, dining and kitchen area which also has access to the enclosed rear garden. There is also a further flexible reception room with a useful utility and storage room, which can be used to suit the needs of any buyer, including as a fourth bedroom. To the first floor there are three well proportioned bedrooms and a modern refitted bathroom. To the front of the property is a lawned garden and driveway for off street parking.

A rarely available opportunity, viewing is highly recommended.

## GROUND FLOOR

### Entrance Porch

Entered via a composite door. Having an internal door to the hall and tiled flooring.

### Hall

Welcoming hallway with stairs leading to the first floor, storage cupboard, laminate flooring and radiator.

### Cloakroom/WC

Comprising of a WC, hand wash basin, laminate flooring, radiator, extractor fan and UPVC double glazed opaque window.

### Living Area

17'8" x 16'4" (5.39 x 5.00)

An impressive open plan living area which is perfect for modern living and entertaining. Having UPVC double glazed patio doors to the rear garden, laminate flooring and two radiators.

### Kitchen

The kitchen is fitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless oven and hob with extractor over, fridge/freezer space and plumbing for a washing machine. Further features include a UPVC double glazed window to the rear, tiled splashbacks, laminate flooring and wall mounted combi gas central heating boiler.

### Reception Room

11'11" x 8'2" (3.65 x 2.51)

An excellent addition to the property which can be used to suit the needs of any potential buyer. Having a UPVC double glazed window to the front and a wall panel radiator.

### Utility Room

8'2" x 4'3" (2.51 x 1.30)

A useful room with storage space, a fitted work surface and plumbing for a washing machine.

## FIRST FLOOR

### Landing

Having access to the loft and storage cupboard.

### Bedroom One

12'9" x 9'3" (3.91 x 2.82)

Generous double bedroom with a UPVC double glazed window to the rear, built in wardrobes and radiator.

### Bedroom Two

10'11" x 8'2" (3.35 x 2.49)

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

### Bedroom Three

9'10" x 9'1" (3.00 x 2.79)

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

### Bathroom/WC

9'4" x 6'0" (2.85 x 1.83)

Refitted with a modern suite comprising of a panelled bath with mains fed shower over, a hand wash basin and WC inset to a vanity unit. Having an extractor fan, shaver point, heated towel rail and UPVC double glazed opaque window to the front.

## EXTERNAL

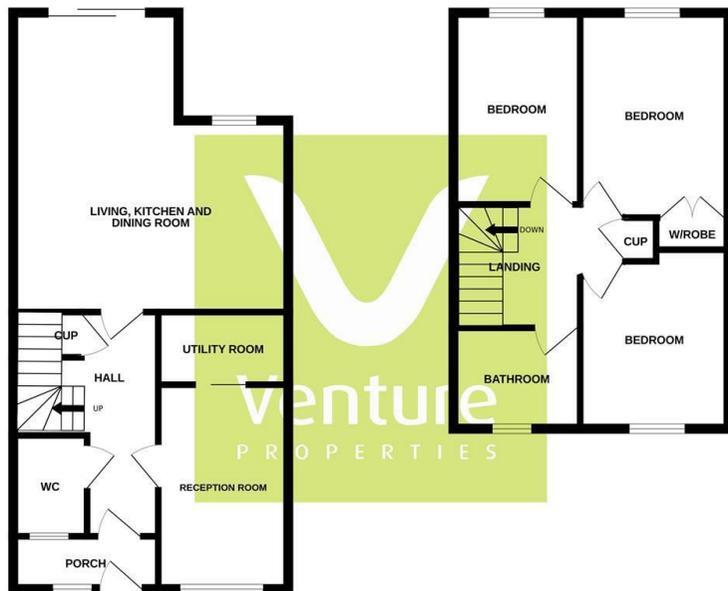
To the front of the property is a lawned garden and double length driveway for off street parking. At the rear is an enclosed garden with a recently laid patio area.

## Agents Note

The property has planning permission for a loft conversion. The Durham County Council planning reference is DM/25/00878/FPA or can be found by following this link - <https://publicaccess.durham.gov.uk/online-applications/applicationDetails.do?keyVal=STU2VUGD0M900&activeTab=summary>

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of stairs, 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 10000 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 C  
 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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