



67 Hadleigh Court, Durham, DH6 4SJ

£154,950

We are pleased to offer to the market this two bedroom semi-detached property in this most sought after location in Coxhoe, close to local schools and shops and with good bus links into Durham and surrounding towns and villages. The property has been very well maintained throughout, is tastefully decorated and benefits from gas central heating, double glazing, modern fitted kitchen, white bathroom suite, conservatory, garage and gardens. An early viewing is recommended.

1 Parker Terrace, Ferryhill, County Durham, DL17 8JY

Tel: 01740 657777 Email: donna@peterclarkpropertyservices.co.uk <https://www.peterclarkpropertyservices.co.uk>

Ground Floor

Lounge 17'3 x 11'10 (5.26m x 3.61m)



Has coved ceiling, central heating radiator, spindle staircase leading to the first floor and understairs storage cupboard.

Kitchen 6'7 x 11'9 (2.01m x 3.58m)



Has a range of high gloss fitted wall and base units, laminate work surfaces and splash backs, built in electric oven and hob with extractor unit and glass splashback, plumbing for automatic washing machine, laminate flooring and coved ceiling.

Conservatory 12'10 x 9'7 (3.91m x 2.92m)

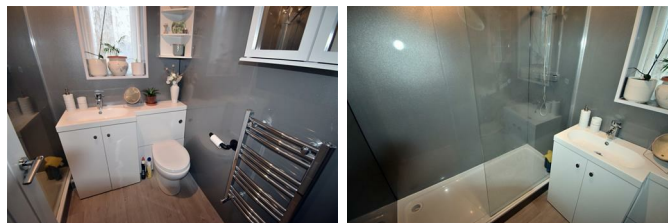


Bedroom 2 10'2 x 8'11 (3.10m x 2.72m)



Has storage cupboard, coved ceiling and central heating radiator.

Bathroom WC



Has white suite comprising: double shower cubicle with glass shower screen, integrated vanity unit with WC and handwash basin, PVC wall panels, central heating towel radiator and laminate flooring.

Exterior



Has front garden laid to lawn with block paved

Has laminate flooring, central heating radiator and UPVC French doors leading out on to rear garden.

First Floor Landing

Has loft access.

Bedroom 1 10'5 x 9'5 (3.18m x 2.87m)



Has built in storage, central heating radiator and coved ceiling.

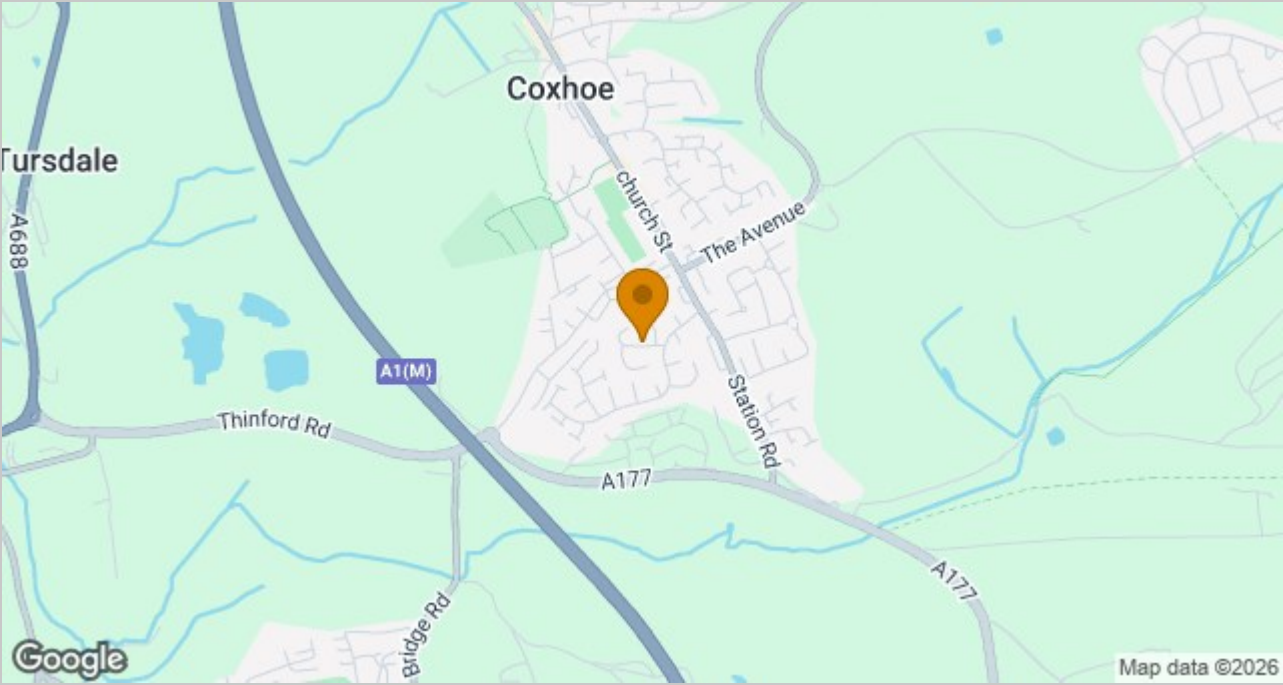
driveway leading to single garage. To the rear is a block paved patio area with garden laid to lawn and borders with mature trees and shrubs.

Disclaimer

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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