



## Finchale Road

Newton Hall DH1 5PR

Offers In The Region Of £230,000





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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# Finchale Road

Newton Hall DH1 5PR



- No chain involved
- EPC RATING - D
- Lots of potential

- Sought after location
- Three well proportioned bedrooms
- Ample parking and garage

- Close to Newton Hall amenities and the Arnison Centre
- Large open plan living and dining room
- Perfect for growing families

Venture Properties are delighted to market with no onward chain this three bedroom bedroom link detached family home, in a superb location with an open aspect to the front. It is situated on the highly sought after residential development of Newton Hall, having easy access to both Durham City and Chester-le-Street.

The spacious accommodation comprises of an entrance porch and hallway with cloaks cupboard and stairs to the first floor, large open plan living and dining room which has french doors opening to the rear garden and a fitted kitchen. To the first floor there are two good sized double bedrooms, a well proportioned single bedroom and family bathroom/WC. Externally there is a garage and driveway providing off street parking for three vehicles and enclosed rear garden.

Newton Hall has a wide range of local shopping and recreational facilities, as well as two primary schools. It is close to the Arnison Retail Park and has excellent transport links and access to the A167, providing access to major towns and cities in the north and south.

Properties of this type prove extremely popular making early viewing essential to avoid disappointment.

## GROUND FLOOR

### Entrance Porch

Entered via UPVC double glazed door. Having an internal door to the hall.

### Hall

With a staircase leading to the first floor, under stairs cupboard, cloaks cupboard and radiator.

### Open Plan Living and Dining Room

21'4" x 11'10" (6.52 x 3.63)

Large open plan reception room with a UPVC double glazed window to the front, UPVC double glazed french doors opening to the rear garden having two full length side windows, two radiators and a modern wall mounted electric fire.

### Kitchen

10'11" x 9'3" (3.34 x 2.82)

Fitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in electric oven and hob with extractor over and plumbing for a dishwasher. Further features include a UPVC double glazed window to the rear, a storage cupboard and an internal door to the garage.

## FIRST FLOOR

### Landing

With a UPVC double glazed window to the side.

### Bedroom One

12'3" x 11'3" (3.75 x 3.44)

Generous double bedroom with a UPVC double glazed window to the front and radiator.

### Bedroom Two

9'10" x 8'10" min (3.00 x 2.71 min)

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

### Bedroom Three

8'0" x 7'8" (2.46 x 2.36)

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

### Family Bathroom/WC

9'1" x 5'5" (2.78 x 1.66)

Comprising of a panelled bath, cubicle with mains fed shower, pedestal wash basin, WC, radiator, access to the loft and a UPVC double glazed opaque window to the rear.

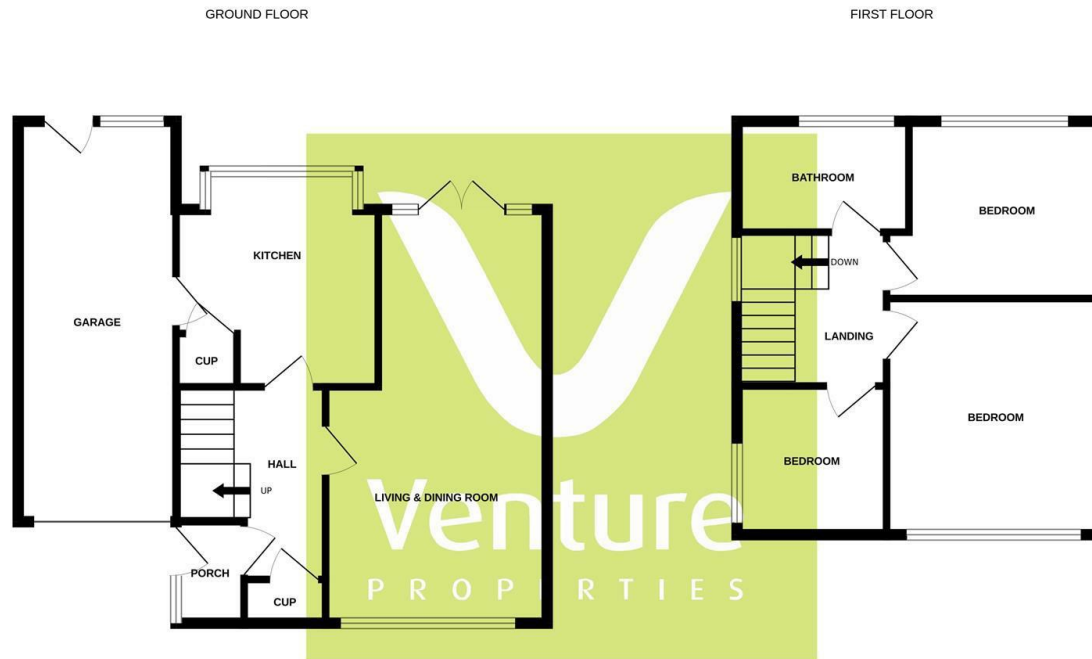
## EXTERNAL

To the front of the property is a lawned garden and triple length driveway which leads to the garage. At the rear is an enclosed garden with lawn and both paved and decked patio areas.

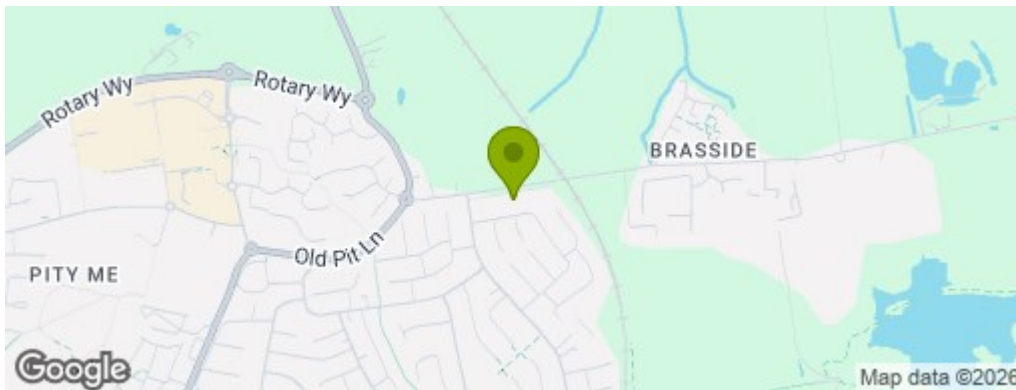
### Garage

20'9" x 8'0" (6.33 x 2.45)

Having an up and over door, plumbing for a washing machine, UPVC double glazed window and 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 2025)  
 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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