



Hallgarth View, High Pittington, DH6 1AS
3 Bed - House - Terraced
Offers In The Region Of £135,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Hallgarth View High Pittington, DH6 1AS

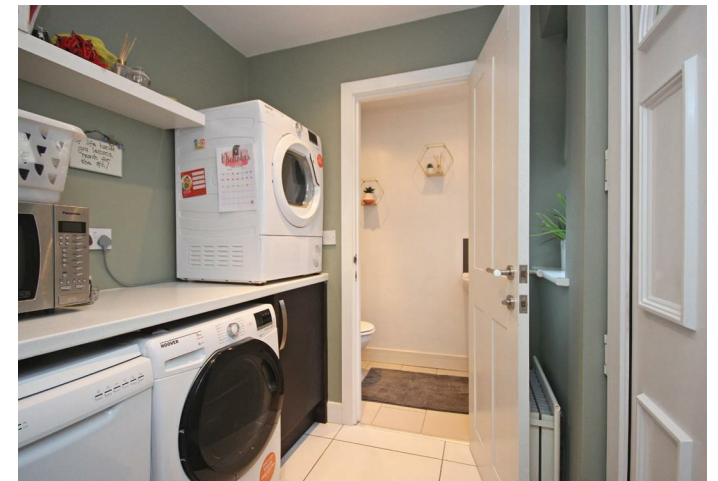
* EXCELLENT HOME * BRILLIANT CONDITION * INCREDIBLY SPACIOUS * LARGE GARDEN AND PARKING FOR 4 CARS * STUNNING HIGH-CLASS KITCHEN AND BATHROOM * USEFUL UTILITY ROOM AND DOWNSTAIRS WC *

Offered to the market is this superb THREE BEDROOM mid terraced home. Offered to an excellent standard throughout, this modern and cosmopolitan style home should appeal to most buyers needs. Impressively this home oozes class from top to bottom and would suite buyers from those looking for their first home, small families and the young professional who is looking to commute to near by cities of Durham, Sunderland and Newcastle.

Located in the popular village of Pittington with access to local schools, shops and transport links we strongly advise early inspection to avoid disappointment. Further benefits include: upvc double glazing, gas central heating via combination boiler, rear enclosed garden with double driveway for parking and comprises in brief of: entrance hallway with stairs to the first floor, comfortable lounge with feature down lighting, impressive kitchen/diner fitted with a quality range of wall and base units incorporating oven and hob, fridge/freezer and feature lighting, useful utility room and cloak/wc.

To the first floor there is a sumptuous bathroom/wc fitted with a white suite including over bath shower and finished with quality tiling to walls and floor. The landing also gives access to two good size bedrooms and turned stairs leading to the loft third bedroom.

Viewing can be arrange via our Durham City office on 0191 386 2777.











GROUND FLOOR

Entrance Hallway

An impressive entrance via glazed entrance door, internal glass panel door giving access to the hallway with stairs to first floor, radiator, ceiling down lighting and door to:

Comfortable Lounge

15'7" x 11'1" (4.75 x 3.38)

With front upvc double glazed window, radiator, two tv points, ceiling down lights and door to:

Impressive Bespoke Kitchen / Dining Room

11'6" x 10'5" (3.51 x 3.20)

Fitted with a quality range of wall and base units with complementing work surfaces, built in Indesit ceramic hob and electric oven with extractor hood over, integral fridge/freezer, integrated wine chiller, feature concealed lighting and ceiling down lights, Porcelain tiled flooring, tiling to splash backs, rear upvc double glazed window and door to:

Utility Room

6'3" x 6'0" (1.93 x 1.83)

Fitted with a base unit with working surface, Porcelain tiled flooring, plumbing for automatic washing machine, upvc double glazed window and door to external, door to:

Downstairs WC

A white suite comprising of close coupled wc, pedestal wash hand basin, chrome ladder radiator, Porcelain tiled flooring, rear upvc double glazed opaque window.

FIRST FLOOR

Landing

With feature radiator, built in storage cupboard, ceiling down lights, stairs to second floor and access to:

Bedroom One

14'7" x 12'2" (4.47 x 3.71)

With front upvc double glazed window, radiator, tv point.

Bedroom Two

13'3" x 8'7" (4.04 x 2.62)

With rear upvc double glazed window, radiator and tv point.

Sumptuous Bathroom Suite

9'8" x 5'8" (2.97 x 1.75)

An attractive white suite comprising of close coupled wc, floating vanity wash basin with storage underneath, tiled panelled bath with mains shower over, extractor fan, attractive tiling to walls and floor, ceiling down lights, rear upvc double glazed opaque window.

SECOND FLOOR

Landing

Bedroom Three

13'5" x 16'0" (4.11 x 4.90)

A useful additional space with double radiator, tv point and two double glazed Velux windows.

EXTERNALLY

Approach to the property is gained via a wall enclosed courtyard style small garden with gated access, whilst to the rear is an enclosed yard with gated access with potential for off street car parking and in addition over the service lane is a generously sized enclosed garden with gated access and an additional double driveway for 4 cars.

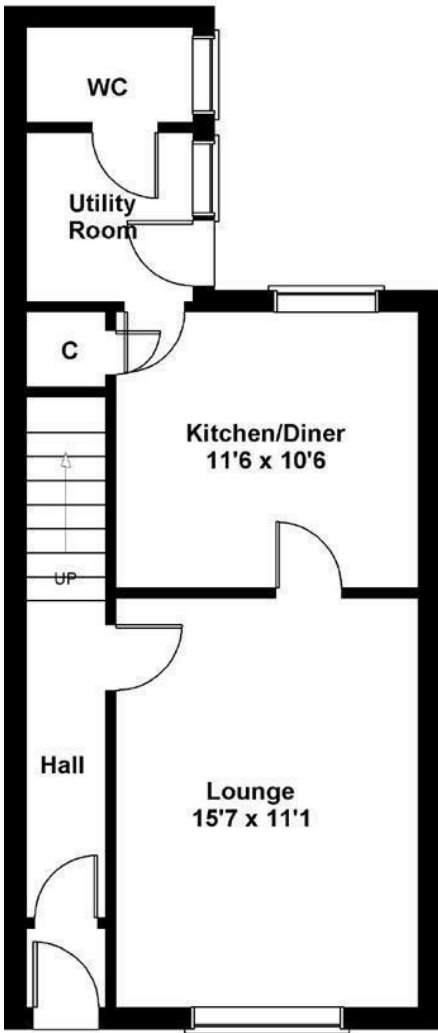
Council Tax Band

Council tax band A - Approx £1381pa

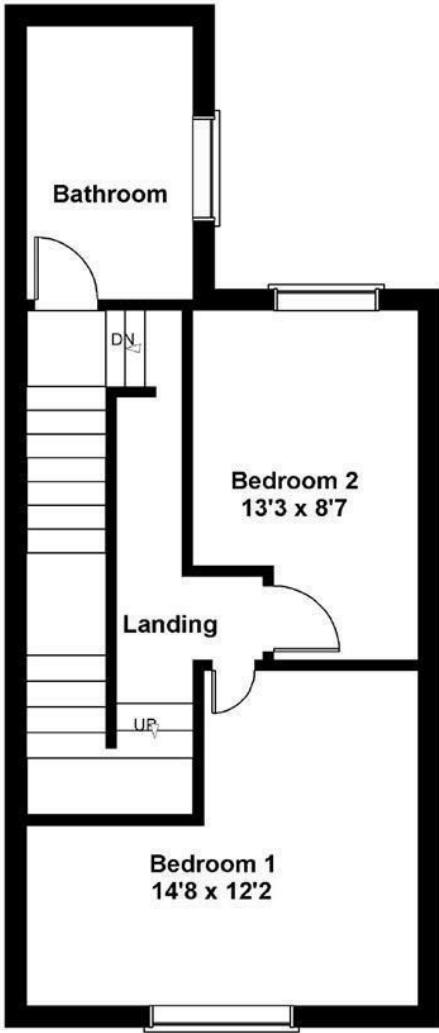
Tenure

Freehold

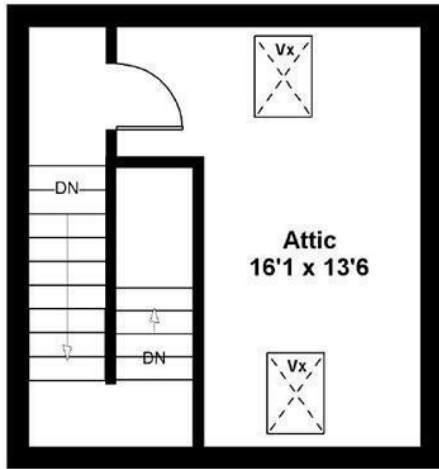
Hallgarth View



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	69	83	
(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	
Environmental Impact (CO ₂) Rating			
Current			Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

