



Lobley Hill, Meadowfield, DH7 8RQ
3 Bed - House - Semi-Detached
£192,500

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Lobley Hill

Meadowfield, DH7 8RQ

* NO CHAIN * EXTENDED * NEW BATHROOM * REMODELED KITCHEN * NEW FLOORINGS
* RE-DECORATED * ENCLOSED GARDEN AND GARAGE * SPACIOUS ROOMS *
DOWNSTAIRS WC * OUTSKIRTS OF DURHAM CITY *

Available to purchase with the benefit of immediate vacant possession is this recently much improved three bedroom semi detached house.

Benefiting from new bathroom, remodeled kitchen, new floorings, and redecoration, this property should suit the needs of a variety of purchasers, particularly families, as it offers nice spacious rooms and comes with a rear extension providing additional living space.

The property has a floorplan comprising: entrance hallway, large and inviting lounge with walk-in bay window, downstairs WC, lovely kitchen, and a garden room with Velux windows and French doors.

On the first floor there are two large double bedrooms and a single. There is also a gorgeous re-fitted bathroom suite.

Externally there is a small garden to the front, and to the rear is sizeable lawned garden with patio area and garage.

Wolf Cleugh is a very pleasant property situated close to a range of local shops and amenities which are available within Meadowfield as well as nearby Langley Moor and Brandon, with a more comprehensive range of shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 3 miles away. Meadowfield is well placed for commuting purposes as it lies on the A(690) Highway which provides good road links to other regional centres.











GROUND FLOOR

Hallway

Lounge

18'2" x 12'11" (5.55 x 3.96)

Downstairs WC

Kitchen

16'0" x 7'11" (4.89 x 2.43)

Garden Room

19'5" x 7'8" (5.93 x 2.35)

FIRST FLOOR

Bedroom One

12'10" x 12'4" (3.92 x 3.76)

Bedroom Two

12'10" x 11'3" (3.92 x 3.45)

Bedroom Three

7'4" x 6'10" (2.26 x 2.10)

Bathroom

8'1" x 6'4" (2.47 x 1.94)

EXTERNALLY

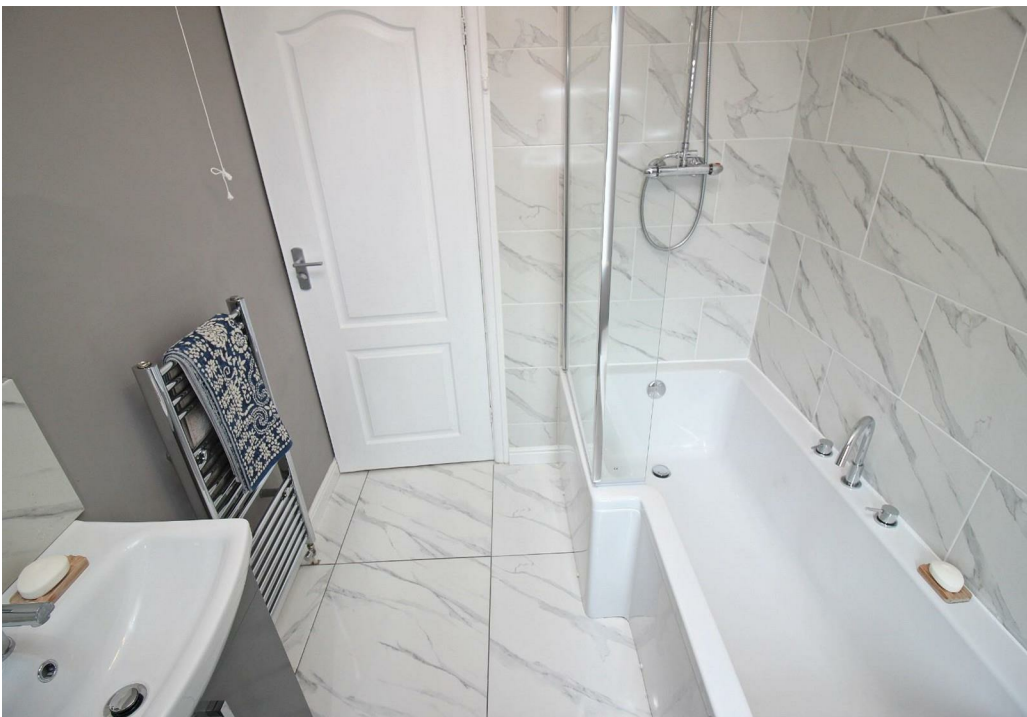
Front Garden

Enclosed Rear Garden

Garage

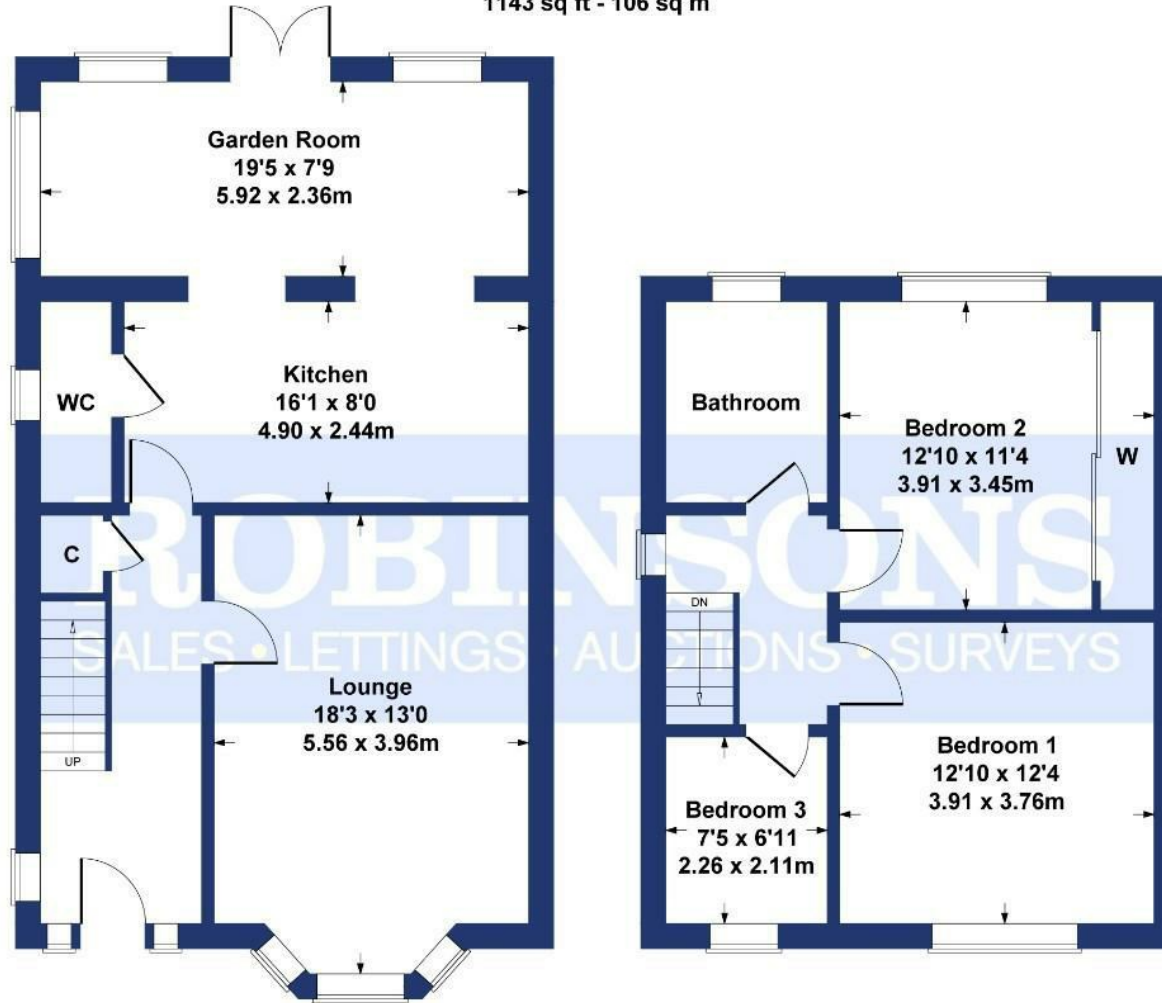
Council Tax Band C - Approx. £1901 PA

Tenure - Freehold



Wolf Cleugh

Approximate Gross Internal Area
1143 sq ft - 106 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.



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