



Carouse
EstateAgents 

DURHAM AVENUE, DONWELL

£130,000





DESCRIPTION

Having a great position on this popular residential estate in Washington, we offer to the market this lovely three bedroom semi-detached house. A great family home located with great access to the Galleries shopping centre, main road links and access to the Washington highway. The spacious entrance hall leading to the lounge and kitchen/diner. To the first floor there are three bedrooms and a bathroom. Externally there is a garden to the rear and front and a drive leading to a single garage.



HALLWAY

Spacious hallway with oak effect laminate floor, central heating radiator and side storage cupboard.

LOUNGE

12' 7" x 12' 7" (3.84m x 3.84m) UPVC window, central heating radiator, and the focal point of the room being a beautiful grey stone surround with black marble inset and hearth with stainless steel coal effect electric fire.

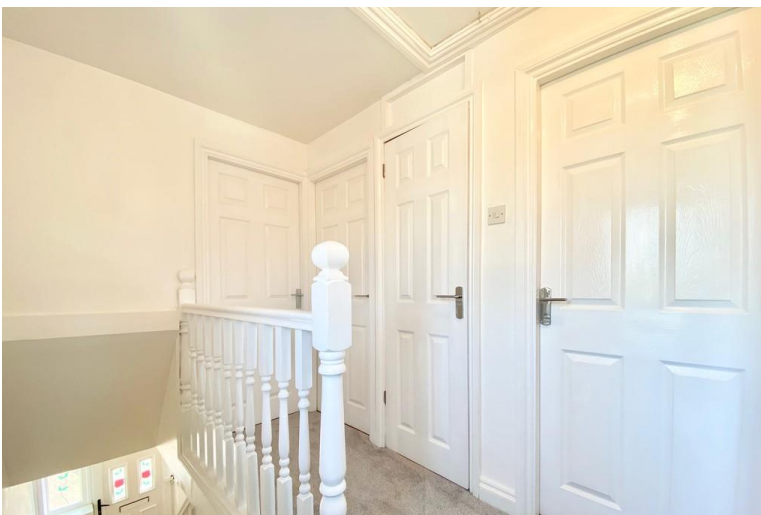


DINING ROOM

9' 4" x 9' 3" (2.84m x 2.82m) Wood effect laminate flooring, central heating radiator and French doors leading to the rear garden.

KITCHEN

9' 3" x 9' 2" (2.82m x 2.79m) Fitted kitchen with white wall and floor units and black marble effect worktop, grey tile flooring, white splash back tiles and UPVC window. Stainless steel sink with mixer tap, stainless steel electric fan oven, stainless steel gas hob and cooker hood.



LANDING

Storage cupboard housing the boiler, UPVC window and loft access.

BEDROOM ONE

12' 9" x 11' 5" (3.89m x 3.48m) Located to the front with UPVC window and central heating radiator.

BEDROOM TWO

12' 9" x 8' 10" (3.89m x 2.69m) UPVC window, central heating radiator and side storage cupboard.



BEDROOM THREE

8' 9" x 7' 11" (2.67m x 2.41m) Front facing with UPVC window and central heating radiator.



BATHROOM

7' 5" x 5' 3" (2.26m x 1.6m) Tiled bathroom, two UPVC windows, extractor fan, central heating radiator, vanity sink unit with inset W.C. and panelled bath with shower tap.



EXTERNAL

The property has low maintenance themed gardens to the front and rear, with a blocked paved drive leading to a single garage which has power and lighting.

DISCLAIMER

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

