



Damson Way | Chilton Moor | Houghton Le Spring | DH4 6SN

Built by Persimmon in 2022 this Windemere style three bedroom semi-detached house comes with the remainder of a ten year NHBC guarantee and is available now with no upper chain. The well presented accommodation comprises a porch, lounge, inner hallway, cloakroom/WC and kitchen. To the first floor there are two double bedrooms and a bathroom. To the second floor there is a landing with storage cupboard and the master bedroom with large en-suite. Off street parking to the front and enclosed lawn garden to the rear. Gas combi central heating, freehold, Council Tax band B, EPC rating B (84). Virtual tour available.

£179,950

- Semi-detached town house built in 2022
- 3 bedrooms (master with large en-suite)
- Garden
- Off street parking
- Remainder of 10 year NHBC guarantee



Property Description

PORCH

4' 6" x 3' 6" (1.38m x 1.09m) uPVC double glazed entrance door, single radiator, laminate flooring and a door leading to the lounge.

LOUNGE

14' 7" x 11' 9" (4.47m x 3.60m) Laminate flooring, uPVC double glazed window with integrated plantation style blind, storage cupboard, laminate flooring, TV aerial point, telephone point and a door leading to the inner hallway.

INNER HALLWAY

Stairs to the first floor laminate flooring, LED spotlight and doors leading to the cloakroom/WC and kitchen.

CLOAKROOM/WC

3' 8" x 4' 3" (1.12m x 1.32m) WC, pedestal wash basin with tiled splash-back, single radiator, LED spotlight and extractor fan.

KITCHEN

8' 9" x 11' 9" (2.68m x 3.60m) Fitted with a range of wall and base units finished in high gloss white with contrasting laminate worktops and upturns. Integrated electric oven/grill, inset four ring gas hob with stainless steel splash-back and extractor canopy over. Stainless steel sink with vegetable drainer and mixer tap, plumbed for both a washing machine and dishwasher plus space for a fridge/freezer. Concealed wall mounted gas combi central heating boiler, uPVC double glazed window and matching French doors with integrated blinds open to the garden, hard-wired smoke alarm, inset LED spotlights and a single radiator.

FIRST FLOOR

LANDING

10' 10" x 6' 0" (3.31m x 1.84m) Inset spotlight, hard-wired smoke alarm, stairs to the second floor, single radiator and doors leading to bedrooms two and three and also to the bathroom.

BEDROOM 2 (TO THE FRONT)

10' 5" x 11' 9" (3.20m x 3.60m) uPVC double glazed windows and a single radiator.

BEDROOM 3 (TO THE REAR)

8' 10" x 11' 9" (2.70m x 3.60m) uPVC double glazed window and a single radiator.

BATHROOM

7' 11" x 5' 6" (2.43m x 1.68m) A white suite featuring a panelled bath, pedestal wash basin, WC, part tiled walls, single radiator, uPVC double glazed frosted window and inset LED spotlights.

SECOND FLOOR

LANDING

Built-in storage cupboard, LED spotlight and hard-wired smoke alarm. Door leads to the master bedroom.

MASTER BEDROOM (TO THE FRONT)

16' 10" x 8' 5" (5.15m x 2.58m) Dormer with uPVC double glazed window, single radiator, laminate flooring, loft access hatch and a door leading to the en-suite.

EN-SUITE

6' 5" x 11' 9" (1.97m x 3.60m) A large space with thermostatic shower in a glazed corner cubicle, pedestal wash basin, WC, part tiled walls, extractor fan, double glazed Velux window, single radiator, inset LED spotlights and an extractor fan.

EXTERNAL

TO THE FRONT

Driveway providing off-street parking for one vehicle. Primed for electric car charger.

TO THE REAR

Paved patio, lawn, timber shed, enclosed by timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Double glazing installed.

ENERGY EFFICIENCY

EPC rating B (84). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band B.

SERVICE CHARGE

Please note there is an annual service charge which contributes towards the on-going maintenance of the communal areas of the estate. We understand that this is currently around £116 per annum.

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office. Please do not attend if you have recently shown symptoms of the Covid-19 virus. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes.





MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

NEED A MORTGAGE?

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm. The property was built in 2022 and comes with the remainder of a 10 year NHBC guarantee from the builder.



Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

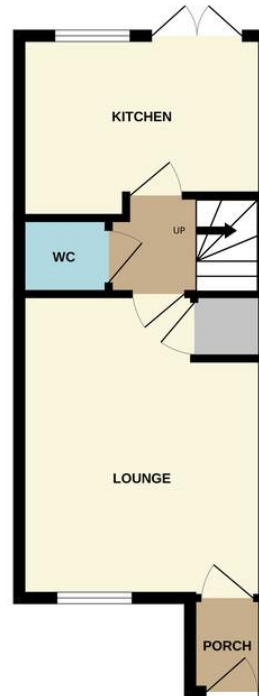
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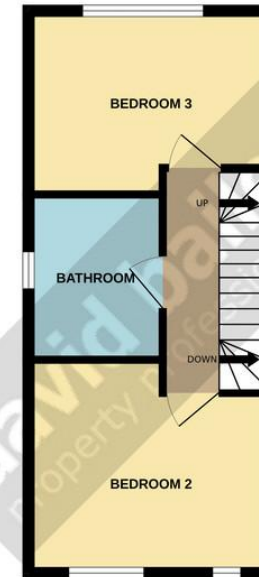
info@davidbailes.co.uk

01207231111

GROUND FLOOR
31.3 sq.m. (337 sq.ft.) approx.



1ST FLOOR
29.8 sq.m. (320 sq.ft.) approx.



2ND FLOOR
25.6 sq.m. (276 sq.ft.) approx.



TOTAL FLOOR AREA: 86.7 sq.m. (933 sq.ft.) approx.

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



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