



Briardene | Lanchester | Co. Durham | DH7 0QD

Nestled in a tranquil cul-de-sac in one of the area's most sought-after villages, this link-detached three-bedroom home is brimming with potential and comes to the market with no onward chain. Positioned on an elevated plot, the property boasts picturesque rear views stretching over the village and into the countryside beyond. The ground floor offers a generous lounge/diner, a kitchen, a convenient utility room with access to the attached garage and driveway parking. Upstairs, three well-proportioned bedrooms are off a landing, accompanied by a bathroom and separate WC. The home has gardens to the front and rear. It features efficient gas central heating (installed post current EPC), uPVC double glazing throughout, Council Taxband C. The property is freehold and has an EPC rating of E (51). Virtual tour available.

£160,000

- Link-detached three-bedroom home with significant potential and no upper chain.
- Cul-de-sac location in a highly desirable village.
- Elevated plot with scenic views over the village and countryside.
- Attached garage and driveway parking.



Property Description

LOUNGE/DINER

22' 9" (maximum) x 18' 6" (maximum) (6.95m x 5.65m) A spacious dual aspect L-shaped room with feature gas fire on a tiled hearth. uPVC double glazed entrance door with matching large window and French doors to the rear. Staircase leads to the first floor with storage cupboard beneath. Dining area has exposed stained floorboards, two double radiators, coving, telephone point and a doorway leading to the kitchen.

KITCHEN

8' 5" x 9' 8" (2.57m x 2.97m) Fitted with a range of wall and base units with tiled worktops and matching splashbacks. Slot-in has cooker with concealed extractor over, stainless steel sink with vegetable drainer and mixer tap, wine rack, breakfast bar, storage cupboard, tiled floor, uPVC double glazed window, double radiator and a door leading to the utility room.

UTILITY ROOM

6' 0" x 7' 6" (1.85m x 2.31m) Wall cupboard, laminate workbench, wall mounted gas combi central heating boiler, plumbed for a washing machine, space for additional appliances, uPVC double glazed rear exit door with matching window. Laminate flooring and a door leading to the attached garage.

ATTACHED GARAGE

16' 11" x 7' 9" (5.17m x 2.38m) An attached garage with up and over door, light and a door leading to the utility room.

FIRST FLOOR

LANDING

8' 9" x 6' 1" (2.68m x 1.87m) uPVC double glazed window, airing cupboard, loft access hatch. Doors lead to the bedrooms, bathroom and WC.

WC

5' 5" x 2' 9" (1.66m x 0.85m) WC, uPVC double glazed window.

BATHROOM

5' 5" x 5' 6" (1.66m x 1.70m) Panelled bath with electric shower over, curtain and rail. Wash basin with base storage, tiled splashbacks, uPVC double glazed window and a single radiator.

BEDROOM 1 (TO THE FRONT)

12' 7" x 9' 5" (3.84m x 2.88m) uPVC double glazed window, laminate flooring and a single radiator.

BEDROOM 2 (TO THE REAR)

10' 0" x 9' 6" (3.05m x 2.90m) Fitted with twin wardrobes, uPVC double glazed window with panoramic views, laminate flooring and a single radiator.

BEDROOM 3 (TO THE FRONT)

8' 0" x 8' 8" (2.45m x 2.65m) uPVC double glazed window, laminate flooring, and a single radiator.

EXTERNAL

TO THE FRONT

Open lawn with bordered by flower beds. Driveway provides off-street parking.

TO THE REAR

Steps lead down to a paved patio, lawn garden, timber shed, cold water supply tap, enclosed by timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (51). Please be advised that the boiler has been replaced since the production of the current EPC. Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Tax band C.

TENURE

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

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.

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.

MORTGAGE ADVICE

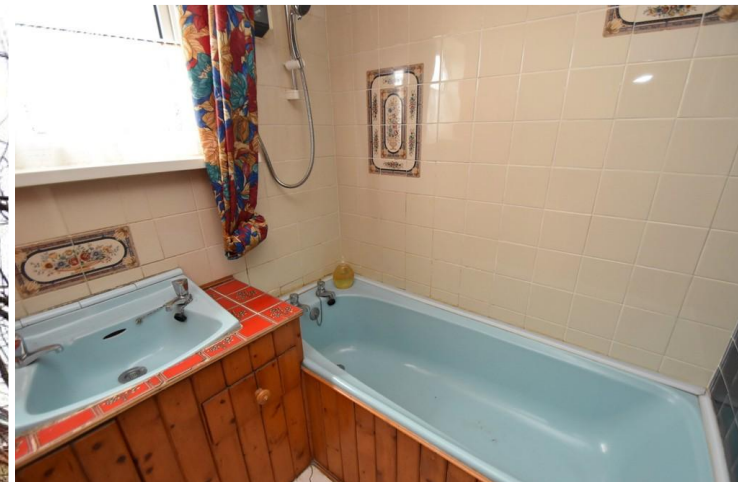
We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.





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.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

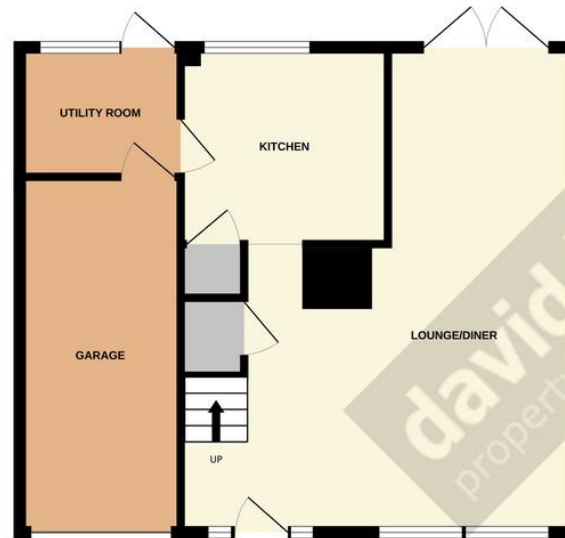
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GROUND FLOOR
54.4 sq.m. (585 sq.ft.) approx.



1ST FLOOR
38.9 sq.m. (418 sq.ft.) approx.



TOTAL FLOOR AREA : 93.2 sq.m. (1004 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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

