



**45 Deneside, Lanchester**

Offers in Region of **£136,000**





## 45 Deneside

Lanchester, Durham

"Charming 3-bed home in Deanside, Lanchester. Corner plot with potential for expansion. Bright kitchen-diner, lovely views. Village community with great amenities. Ideal for families or investment."

Council Tax band: TBD

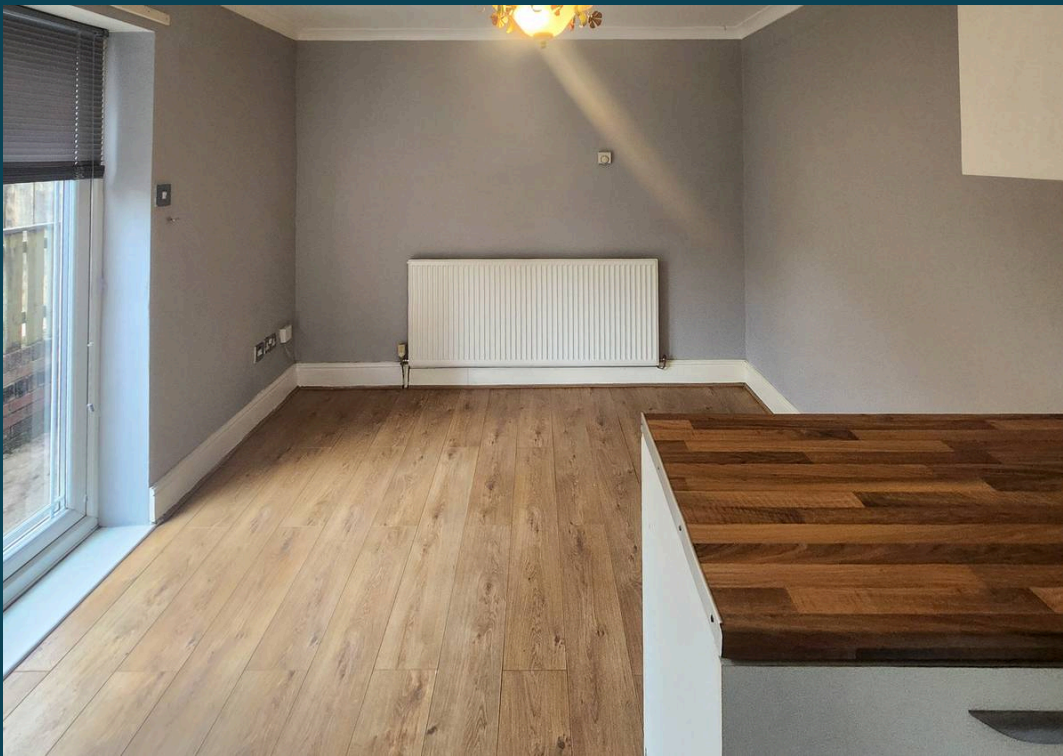
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three-bedroom semi-detached home on a sought-after estate in Lanchester
- Generous corner plot with enclosed front and rear garden
- Two brick-built outbuildings offering useful storage
- Modern kitchen-diner with white units, French doors, and garden access
- Bright living room with alcoves, cornicing, and front garden views
- Beautiful open views across the Lanchester Valley
- Walking distance to highly regarded local schools
- Excellent village amenities including independent shops, cafes & restaurants
- Strong community feel in a picturesque village setting
- Fantastic potential!





















## Nested Derwent and Dales

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