



Beechwood Close, Sacriston
4 Bed House - townhouse
£154,950

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We are delighted to offer to the market this very well presented and spacious FOUR BEDROOMED SEMI DETACHED TOWN HOUSE. It is located in this pleasant cul de sac in Sacriston which is within a short driving distance from Durham City centre itself and is also close to local amenities, schooling and bus routes. Energy Rating: C. The floor plan is spread across three floors and comprises: entrance hallway, cloaks/wc, kitchen/breakfasting room, lounge/dining room, to the first floor are three bedrooms and a family bathroom whilst to the second floor is the master bedroom which has a walk in dressing room and en suite with a three piece white suite. Externally there are easy to maintain gardens to front and rear and two allocated parking spaces. The property is fully upvc double glazed and is warmed by gas central heating via a combination boiler. Some furniture and other items are available to purchase, the price must be discussed with the Vendor direct. An internal viewing comes highly recommended to fully appreciate this very spacious and well presented family home.

ENTRANCE HALLWAY

Via double glazed entrance door, stairs to first floor, radiator and laminate flooring.

CLOAKROOM/WC

Fitted with a modern two piece suite comprising: low level wc, pedestal wash hand basin, tiled splash backs, radiator and extractor fan.

KITCHEN/BREAKFAST ROOM

13' x 8'04 (3.96m x 2.54m)

Fitted with a range of matching wall, base and drawer units with complementing working surfaces, incorporating an inset stainless steel sink unit with mixer tap, four ring gas hob with oven below, recess for automatic washing machine and fridge freezer, radiator, upvc double glazed window to front aspect and laminate flooring.

LOUNGE/DINING ROOM

17'07 x 15' (5.36m x 4.57m)

With upvc double glazed french doors leading to rear garden and upvc double glazed window to the side, radiator and under stairs storage cupboard.

FIRST FLOOR: LANDING

With radiator and storage cupboard.

BEDROOM 2

14'06 x 8' (4.42m x 2.44m)

With upvc double glazed window to front and radiator.

BEDROOM 3

12'01 x 8'05 (3.68m x 2.57m)

With upvc double glazed window to rear and

radiator.

BEDROOM 4

8'08 x 6'03 (2.64m x 1.91m)

With upvc double glazed window to front and radiator.

FAMILY BATHROOM

A moder three piece suite comprising: panelled bath with mixer tap and shower attachment, wash hand basin, low level wc, tiled splash backs, radiator, extractor fan, lino flooring and opaque upvc double glazed window to rear aspect.

SECOND FLOOR:

MASTER BEDROOM

17'05 x 11'05 (5.31m x 3.48m)

A luxury master bedroom with upvc double glazed window to front, radiator, loft hatch, built in cupboard and archway leading to dressing room.

EN SUITE

Fitted with a three piece suite comprising: shower cubicle, pedestal wash hand basin, low level wc, tiled splash backs, Velux style window, radiator.

EXTERNALLY

To the front of the property there is an easy to maintain garden with a paved walk way leading to the property. The rear garden is enclosed by timber fencing and has gated access, it is mostly laid to lawn and has a decking area. There are also two allocated parking spaces.

ENERGY RATING: C



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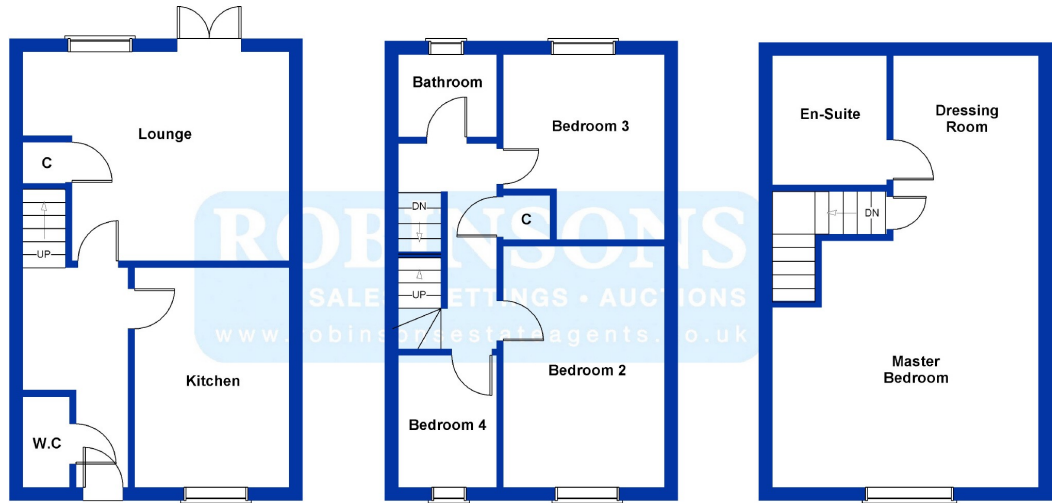
Surveys and EPCs

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Strategic Marketing Plan

Dedicated Property Manager

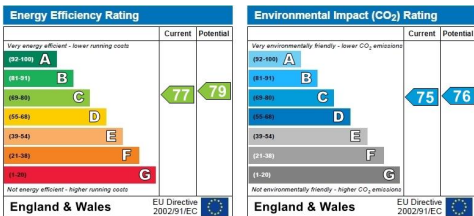


GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk



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