

Estate Agents & Chartered Surveyors



**103 MARLEY FIELDS WHEATLEY HILL DURHAM DH6 3BF**



- Discount for Sale Property
- Spacious Lounge
- Two Bedrooms
- Allocated Parking Space

- New Build Bungalow
- Modern Kitchen and Bathroom
- Rear Garden
- Freehold

**Price £99,500**

# 103 MARLEY FIELDS WHEATLEY HILL DURHAM DH6 3BF

\*\*\* NEW BUILD BUNGALOWS \*\*\* DISCOUNT SALE PROPERTY \*\*\* SPACIOUS ACCOMMODATION \*\*\* FREEHOLD \*\*\*  
EARLY VIEWINGS ESSENTIAL \*\*\*

Homes built to an exceptionally high specification. They are a great size for a small family, couples and individuals alike.

The bungalows are a lovely two-bedroom home. The entrance hallway leads to an impressive size lounge which is perfect for relaxing in after a long day which leads out to a private rear garden with patio area through French doors. The kitchen/dining area also provides multi-purpose living space to fit around your home lifestyle. There are two good sized bedrooms with a family bathroom. The bungalows have their own designated car parking space. The total square foot of the bungalow is 696.

The bungalow is a discount sale home which means that the home is sold at a discount to the normal market value. You own your home from Day 1 and there is no further payment to make. There is a restriction that the home must be sold on at the same (30%) discount in the future.

## ENTRANCE HALLWAY

Store cupboard. Access to loft. Central heating radiator.



## LOUNGE

10'9" x 10'9" (3.30 x 3.28)

uPVC French doors to rear garden. Central heating radiator.



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## KITCHEN/DINING AREA

12'6" x 15'2" (3.82 x 4.63)

A modern kitchen fitted with a good range of wall and floor units with contrasting worktops. Integrated electric oven. Gas hob with extractor over. Space for appliances. Recessed down lights. uPVC double glazed windows and door to rear garden. Two central heating radiators.



## UTILITY ROOM

Plumbing for washing machine. Wall mounted central heating boiler.

## BEDROOM 1

9'9" x 10'10" (2.99 x 3.31)

uPVC double glazed window. Central heating radiator.



## BEDROOM 2

8'9" x 8'11" (2.69 x 2.73)

uPVC double glazed window. Central heating radiator.





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## BATHROOM/WC

6'2" x 10'9" (1.89 x 3.29)

Panelled bath with shower over. Vanity unit with hand wash basin inset. WC. Part tiled walls. Extractor fan. Recessed down lights. Central heating radiator.



## EXTERNAL ACCOMMODATION

To the rear of the property there is a garden laid to lawn with patio area.



## CAR PARKING SPACE


Allocated parking space to the front of the property. Visitor parking bays available.

## TENURE

Freehold.

## VIEWING ARRANGEMENTS

To arrange a viewing please call 0191 2522920.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A	82	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		99
(92 plus) A	86	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 