



Burnfoot | St Johns Chapel | DL13 1QH

- Semi Detached House
- Three Bedroom
- Wood Burning Stove
- Panoramic Views
- Graded 4\* By Hoseasons
- Garden and Driveway

**For Sale**

**£194,950**

**Energy Efficiency Rating**



## Viewing Arrangements

Strictly by appointment

## Contact Details

www.safeandsecureproperties.co.uk  
24-25 Westbourne Terrace  
Houghton le Spring  
DH4 4QT

## Property Description

Safe and Secure welcome to the market this stunning family home or potential business Venture. This Three bedroom semi-detached house on the edge of the village is close to shops, cafes, pub, and post office. The lounge, kitchen and dining room are allocated on the first floor to take advantage of the amazing panoramic views.

The Lounge has a log burning stove which heats all the radiators in the house, and LPG gas central heating. The two systems are independent of each other. The kitchen has a range of wall and base units with integrated oven, fridge and dishwasher. On the ground floor there is an entrance hall with radiator, and all three bedroom. The bathroom has full modern white suite with wall tiles ceiling to floor and ceramic floor tiles with underfloor heating. There is a small garden at the front of the house with a large drive for at least two cars and rear garden. Viewing is essential to appreciate the standard on offer.

ENTRANCE HALL Double glazed door into entrance hall with radiator.

BEDROOM ONE Master bedroom, double glazed window. Radiator.

BEDROOM TWO Double bedroom, double glazed window. Radiator.

BEDROOM THREE Bedroom, double glazed window. Radiator.

### STAIRS TO FIRST FLOOR LANDING

LOUNGE Located on the first floor, Spacious lounge area, double glazed window with amazing views of the Weardale Countryside. Log burner and separate LPG gas heating via radiator.

KITCHEN The kitchen has a range of wall and base units, co-ordinating work surfaces, sink and drainer unit with mixer tap, extractor with integrated oven, fridge and dishwasher. Double glazed window.

DINING ROOM The dining room is located on first floor. Radiator and double glazed window with countryside views.

BATHROOM White three piece suite, panelled bath with overhead electric shower, low

See full details at: [www.safeandsecureproperties.co.uk](http://www.safeandsecureproperties.co.uk)

# EPC Rating

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## **Floor Plan (if required)**

Awaiting  
Image

See larger images at: [www.safeandsecureproperties.co.uk](http://www.safeandsecureproperties.co.uk)

Contact Lisa or Debbie on **0191 385 4477**

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