



Priors Grange, High Pittington, DH6 1DA
2 Bed - Bungalow - Semi Detached
Offers In The Region Of £135,000

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Lovely Semi Detached Bungalow ** Pleasant Position ** Popular Village Location ** Attractive Gardens ** Spacious Driveway & Detached Garage ** Double Glazing & GCH Via Combi ** Large Conservatory ** Must Be Viewed **

The floor plan briefly comprises: entrance porch, hallway, comfortable lounge, two double bedrooms, shower room/wc, modern fitted kitchen breakfast room, large conservatory leading to the rear garden. There are front and rear gardens, laid mainly to lawn and well maintained. Parking is well catered for, with a long driveway and detached garage.

Priors Grange is a well regarded residential development situated on the outskirts of High Pittington and is conveniently located for the local primary school, village hall and shop. A restaurant and pub are within walking distance with a Grade 1 listed church leading to rural footpaths and open fields. It lies within easy driving distance of Durham City Centre, where there are a comprehensive range of shopping, recreational facilities and amenities available. High Pittington is well placed for commuting purposes as it lies a short drive from the A(690) Durham to Sunderland Highway which provides good road links to other regional centres.



Entrance Porch

Hallway

Lounge

11'10 x 17'3 (3.61m x 5.26m)

Breakfasting Kitchen

10'5 x 7'0 (3.18m x 2.13m)



Conservatory

20'0 x 8'0 (6.10m x 2.44m)



Bedroom

11'10 x 13'5 (3.61m x 4.09m)

Bedroom

7'10 x 14'2 (2.39m x 4.32m)

Shower Room/WC

Outside

Tenure - Freehold

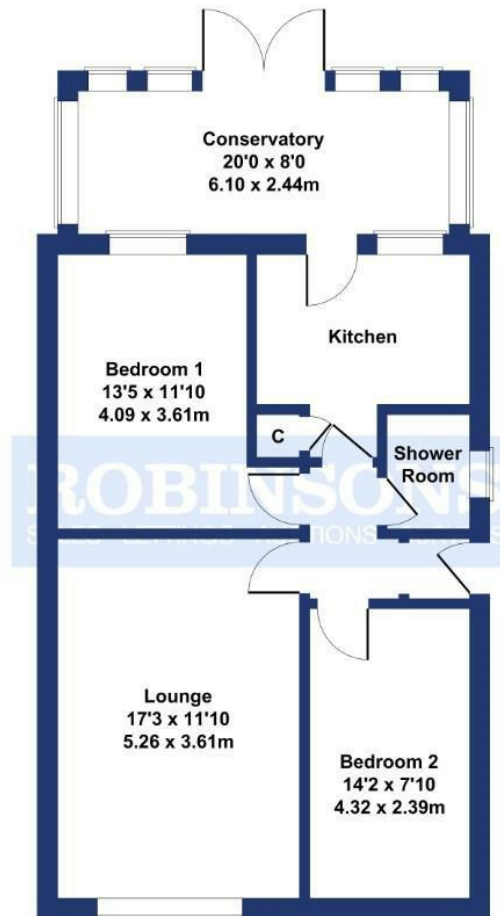
Council Tax Band C - Approx. £1841 PA





Priors Grange

Approximate Gross Internal Area
780 sq ft - 72 sq m



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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