

An exceptionally well presented three bedroom mid terrace house which was built by Keepmoat Homes. This property which will be ideal for first time buyer, rental investor or young family has accommodation comprises of entrance hallway, cloaks/WC, kitchen/dining area, lounge, landing, three bedrooms and bathroom/WC. Externally, the property has two parking spaces to the front, neat and attractive rear garden. The property benefits from gas central heating, uPVC double glazing, modern kitchen and bathroom. In our opinion a viewing comes highly recommended in order to appreciate the accommodation on offer.

Kingfisher Avenue, TS20 2FA
3 Bed - House - Mid Terrace
£108,000

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ENTRANCE

Via composite double glazed entrance door, stairs leading to landing, single radiator, doors leading to cloaks/WC and kitchen/dining area.

CLOAKS/WC

With low level WC, wash hand basin, uPVC double glazed window to the front elevation.

KITCHEN/DINING AREA

13'7 x 11'4 (4.14m x 3.45m)

A fitted kitchen with an excellent range of wall floor and drawer units incorporating a gas hob with built in electric oven, worktop with inset stainless steel sink unit with mixer tap and single drainer, extractor hood over hob, integrated fridge and freezer, integrated dishwasher, integrated washing machine, uPVC double glazed window to the front elevation, space for dining table, single radiator and door leading through to lounge.

LOUNGE

14'8 x 11'9 (4.47m x 3.58m)

uPVC double glazed french doors leading to the rear garden, double radiator, laminate flooring, under stairs storage cupboard.

LANDING

Which is approached via stairs from entrance hallway with doors leading to bedrooms 1,2,3 and bathroom/WC.

BEDROOM ONE

14'8 x 9'7 (4.47m x 2.92m)

Two uPVC double glazed windows to the front elevation, single radiator.

BEDROOM TWO

9'10 x 8'5 (3.00m x 2.57m)

uPVC double glazed window to the rear elevation, single radiator

BEDROOM THREE

6'8 x 5'11 (2.03m x 1.80m)

uPVC double glazed window to the rear elevation, single radiator.

BATHROOM/WC

With bathroom suite comprising of bath with mixer tap, over bath shower and splash screen, pedestal wash hand basin with mixer tap, low level WC, chrome heated towel rail, attractive tiling to walls and floor.

OUTSIDE

To the front there is a double width parking space which is block paved and has footpath to the front entrance door. To the rear there is an enclosed easily maintained rear garden, which has a paved patio with paved footpath leading to the side access. In addition, there is a laid to lawn garden which is enclosed by timber fencing.





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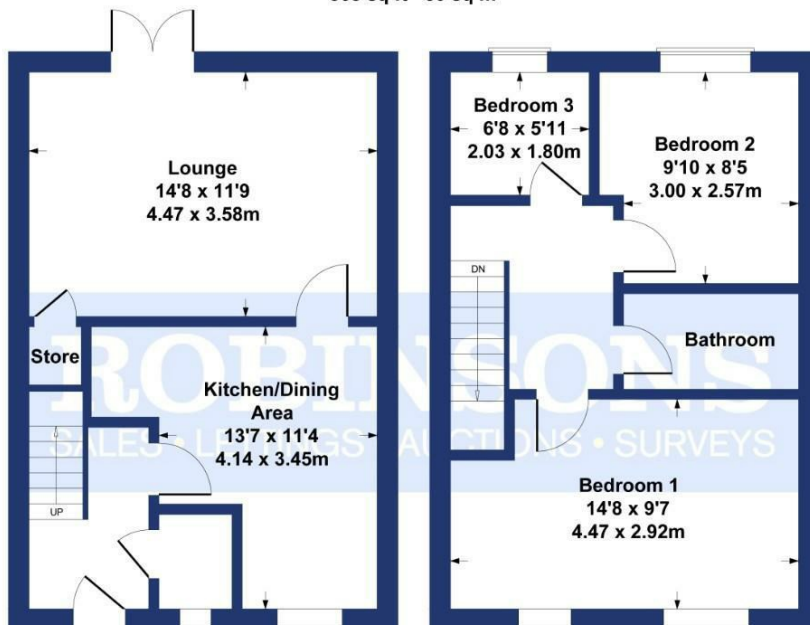
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Kingfisher

Approximate Gross Internal Area
865 sq ft - 80 sq m



GROUND FLOOR

FIRST 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.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating	
Current	Potential
85	98

Very energy efficient - lower running costs
 (92-98) A
 (85-91) B
 (69-80) C
 (54-64) 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 CO₂ emissions
 (81-91) A
 (69-80) B
 (55-68) C
 (39-54) D
 (21-38) E
 (1-20) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions

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DURHAM SALES & LETTINGS OFFICE

DURHAM CITY
1 Old Elvet
DH1 3HI

T: 0191 386 2777 (Sales)
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E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000
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SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444
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DARLINGTON

7 Duke Street
DL3 7RX

T: 01325 484440
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MIDDLESBROUGH

26 Stokesley Road
TS7 8DX

T: 01642 313666
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BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111
E: info@robinsonsbishop.co.uk

STOCKTON

21 Bishop Street
TS18 1SY

T: 01642 607555
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REGIONAL LETTING & MANAGEMENT CENTRE

DURHAM CITY
14 West Terrace
DH6 4HP

T: 0191 383 9994 (option 2)
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E: admin@robinsonslettings.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477
E: info@robinsonscrook.co.uk

EDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777
E: info@robinsonsedgfield.co.uk

HARTLEPOOL

106 York Road
TS26 9DE

T: 01429 891100
E: info@robinsonshartlepool.co.uk

INGLEBY BARWICK

Barwick Lodge
TS17 0RH

T: 01642 762944
E: info@robinsonsbarkwick.co.uk

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