

Lavender Gardens

Durham, DH7 6PR

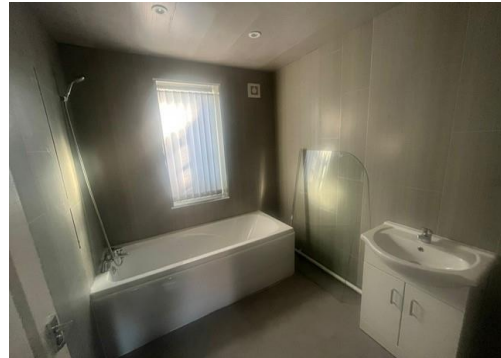


Offers Over £100,000

- NO CHAIN
- DECEPTIVELY SPACIOUS
- NICE POSITION
- OVER LOOKS OPEN GREEN TO THE FRONT AND FIELDS TO THE REAR
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING *
- MUST BE VIEWED

These particulars should not be relied on as statement of representation and fact and do not form nor constitute any part of an offer or contract of sale. Measurements are approximate only. Intending purchases must satisfy themselves by inspection or otherwise as correctness of these particulars. The vendor does not give and neither FJ Estates nor any person employed as an agent for FJ Estates, has any authority to make or give any representative or warranty what so ever whether verbally or otherwise in relation to this property.

FJ Estates are delighted to offer for sale this pleasantly situated three bedroom semi detached family home. having a lovely outlook to the front across an open green and field to the rear the property should suite the needs of many buyers. Internally the floor plan comprises of: entrance hallway, lounge and dining area, kitchen. The first floor has three bedrooms and a family bathroom/wc. Externally there are gardens to the front and rear and out houses. Further benefits of the property include uPVC double glazing and gas central heating. There are a range of local shops and amenities which are available within Sacriston, which lies approximately 4 miles from Durham City Centre where there are a more comprehensive range of shopping and recreational facilities and amenities available. It is also well placed for commuting purposes as it lies within driving distance of the A(167) Highway which offers road links to both North and South. This property is being offered for sale with no upward chain.



PROPERTY PARTICULARS

Ground Floor - Hallway -

Lounge - 4.14m x 3.96m (13'7 x 13'0) -

Dining Area - 2.90m x 2.57m (9'6 x 8'5) -

Kitchen - 3.38m x 2.95m (11'1 x 9'8) -

First Floor -

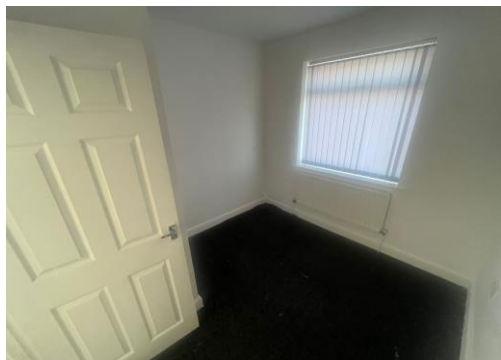
Bedroom - 3.66m x 3.38m (12'0 x 11'1) -

Bedroom - 3.38m x 3.00m (11'1 x 9'10) -

Bedroom - 2.77m x 2.64m (9'1 x 8'8) -

Bathroom/Wc - 2.64m x 1.45m (8'8 x 4'9) -

Outside - Gardens





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Scan QR using your mobile phone for further details or request a viewing

The measurements provided within these details are for guidance purposes only. It should be noted that services, fixtures, heating, gas and electrical systems mentioned within these details have not been tested by FJ Estates. If in doubt, purchasers should seek professional advice to ensure satisfaction. These particulars including photography were prepared by FJ Estates in accordance with the Sellers instruction.

