



| New Brancepeth | Durham | DH7 7JG

**** NO UPPER CHAIN, COMBI BOILER INSTALLED 2015, THREE DOUBLE BEDROOMS, IDEAL FIRST TIME BUY, MASTER BEDROOM WITH EN SUITE, STUNNING VIEWS ***** This three bedroom semi detached house is located on Braunespath Estate in New Brancepeth, Durham. The property would be ideal for first time buyers or investors as it offers spacious living at an affordable price. The property benefits from a spacious living room with an open fire, kitchen, downstairs bathroom and three double bedrooms (master with en suite) on the first floor. There are gardens to the front and rear and fantastic views over the open countryside to the rear. Viewings are recommended so please call 0191 384 2220

£89,950

- Three Bedroom
- Semi Detached House
- No Upper Chain
- Combi Boiler Installed 2015
- Master Bedroom with En Suite



Property Description

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FRONT EXTERNAL

To the front of the property is a lawn garden and a pathway leading to the front door. There is side access to the rear garden.

LIVING ROOM

14' 8" x 11' 11" (4.484m x 3.636m) Spacious living room with a feature fireplace with open fire, a radiator and a double glazed window to front.

KITCHEN/DINER

12' 4" x 9' 4" (3.771m x 2.856m) Kitchen including fitted wall and base units with a solid oak work bench, one and a half stainless steel sink and drainer unit with mixer tap, space for a freestanding range cooker with stainless steel extractor hood above, vinyl flooring, plumbing for a washing machine and two double glazed windows to the rear offering stunning views over the countryside.

INNER HALLWAY

With spacious storage cupboard including a combi boiler installed in 2015, laminate flooring and a door allowing access to the side of the property.

BATHROOM

6' 1" x 6' 0" (1.858m x 1.832m) Bathroom including bath with

shower above, low level WC, wash hand basin, partially tiled walls, tiled flooring, chrome towel heater and a double glazed window to the side.

STAIRS

With carpet flooring, a radiator and a double glazed window to the side.

LANDING

Including loft access and carpet flooring.

MASTER BEDROOM

15' 7" x 9' 8" (4.768m x 2.954m) Spacious master bedroom with a radiator and a double glazed window to front.

ENSUITE

Including shower cubicle with electric shower, low level WC, pedestal wash hand basin, extractor fan and coving.

BEDROOM TWO

13' 6" x 9' 6" (4.138m x 2.896m) Double bedroom with a radiator and double glazed window to the rear with stunning views over the countryside.

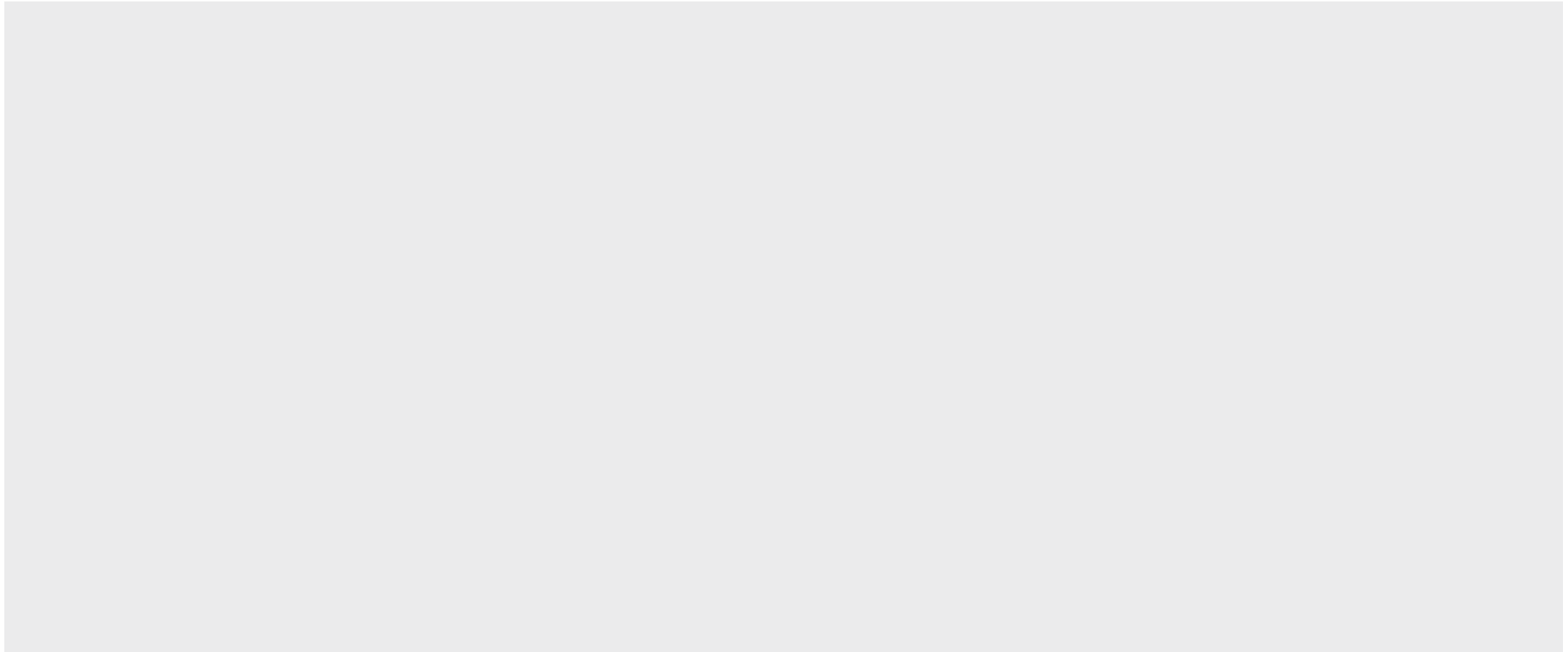
BEDROOM THREE

10' 2" x 9' 5" (3.112m x 2.890m) Third bedroom with a radiator and double glazed window to side.

REAR GARDEN

To the rear is a fenced garden, which is laid to lawn with views over the fields.





Tenure

Freehold

Council Tax Band

A

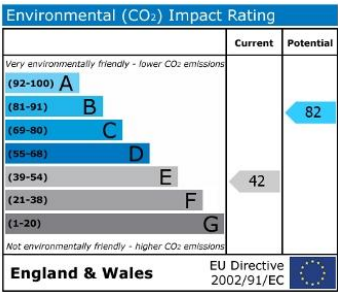
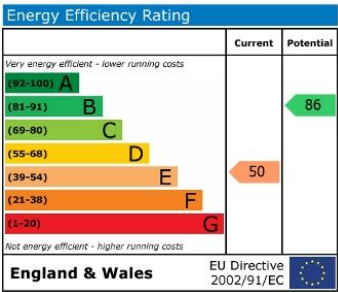
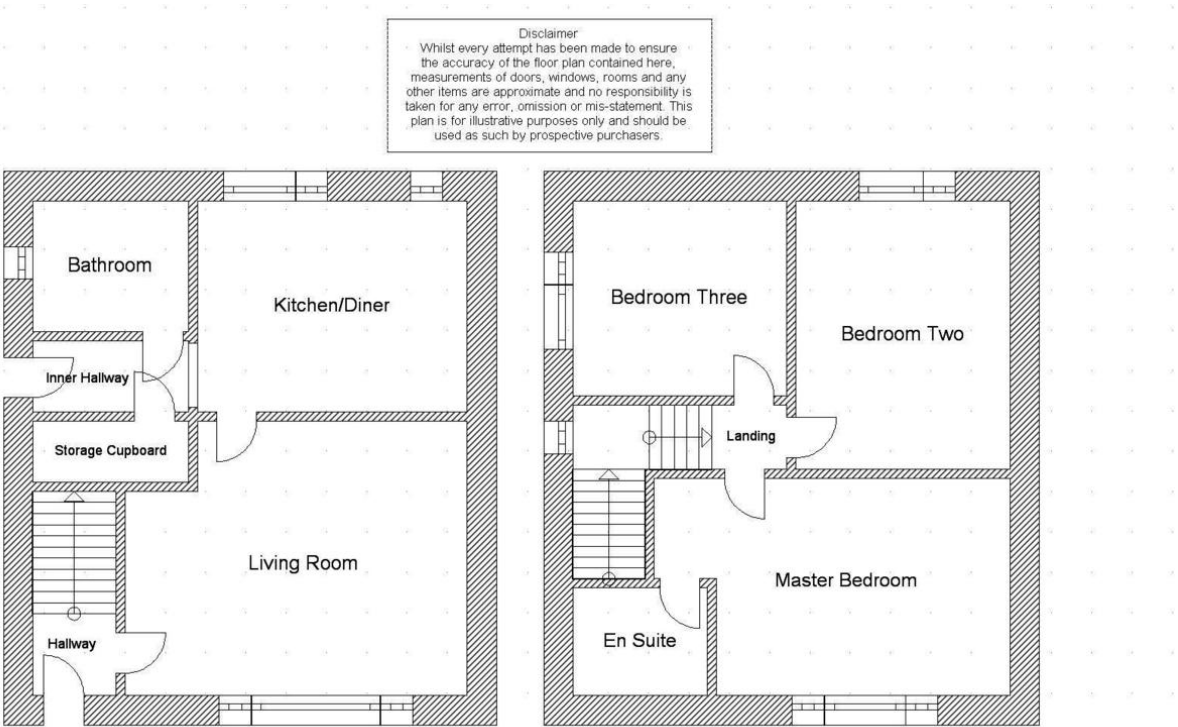
Viewing Arrangements

Strictly by appointment

Contact Details

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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 and 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