



3 bed semi-detached house to buy in DH6

Plantation Avenue, Littletown, Durham, Durham, DH6 1PY

£85,000 Starting Bid

🏠 x3 🚗 x1 🚻 x1

Tenure

Freehold

Allocated parking

Property features

- ✓ 3 Bedrooms
- ✓ No Chain
- ✓ Great Location
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Description

Pattinson Estate Agents are delighted to bring to the market this fantastic 3 bedroom, semi-detached property, positioned in the highly sought-after location of Littletown, Durham.

This property presents a fantastic opportunity for families, first-time buyers or for those seeking a spacious home within a welcoming community. The property benefits from having no onward chain.

Upon entering the property, a porch is an ideal space for outdoor coats and boots, before stepping into the home. The charming living room which combines comfort and character, offering a warm and homely atmosphere. The room is generously sized and features a large front-facing window, allowing plenty of natural light to filter in. The focal point of the room is the attractive stone fireplace with a gas fire insert, framed by a stylish feature wall.

The welcoming kitchen combines practicality with homely charm. A large picture window with leaded detailing frames pleasant views of the garden and fills the space with natural light. The room is well equipped with a range of fitted units providing excellent storage, extensive worktop space, and room for freestanding appliances. From the kitchen a door leads to a rear porch where there is a useful W/C and an external door leading to the garden.

To the first floor are three good sized bedrooms, one of which benefits from a sliding built in wardrobe. Rounding off upstairs, there is a family bathroom, the suite includes a corner shower enclosure with sliding glass doors, close-coupled WC and a pedestal wash basin with mirrored wall cabinet above, offering useful storage. A frosted window allows for natural light while maintaining privacy.

Externally, the property has a lot to offer with a large front garden and driveway for multiple vehicles to be able to park off street. To the rear there is a large garden with lots of potential and open countryside views which appeal to many.

Situated in a great location, Littletown is set in a peaceful, rural location with scenic countryside views and walking routes, while still being just a short drive from Durham City Centre, which offers a wide variety of shopping, recreational facilities, and amenities.

The property is ideally located with road links north, and south on either the A1 or A19 motorways.

In essence, this residence represents a perfect marriage of comfortable living spaces, desirable location, and no onward chain complication. We recommend early viewing to appreciate the great potential this fantastic semi-detached residence has to offer. Don't miss your opportunity to secure a viewing on this enviable property – poised for comfort, convenience, and style.

Don't hesitate to get in touch with our team at Pattinson Estate Agents for further details.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £85,000

Property Type: Semi-detached house

Parking: Allocated

Heating: Gas

External



Living Room

4.30m x 4.00m (14'1" x 13'1")

Kitchen

5.00m x 2.10m (16'4" x 6'10")



WC

Bedroom 1

3.35m x 3.00m (10'11" x 9'10")

Bedroom 2

3.20m x 2.35m (10'5" x 7'8")

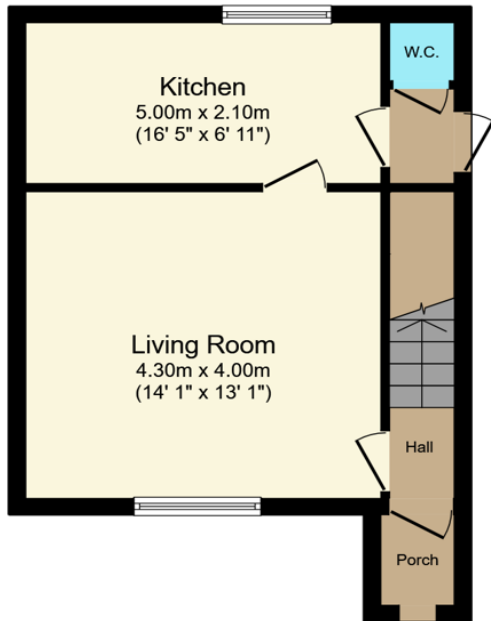
Bedroom 3

3.10m x 2.30m (10'2" x 7'6")

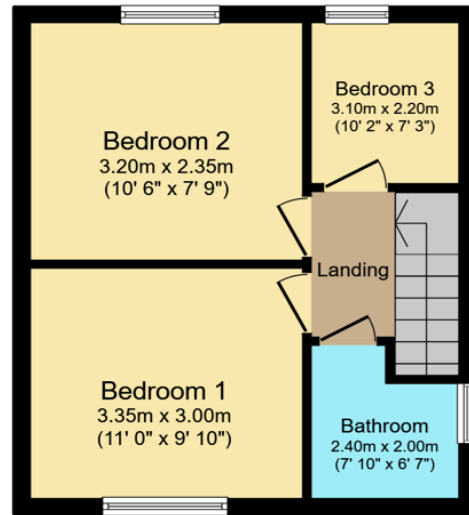
Bathroom

2.40m x 2.00m (7'10" x 6'6")





Ground Floor
 Floor area 33.9 sq.m. (365 sq.ft.)



First Floor
 Floor area 32.7 sq.m. (352 sq.ft.)

Total floor area: 66.6 sq.m. (717 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Plantation Avenue, Littletown, Durham, Durham, DH6 1PY

Contact your local branch today for more information on this property:

79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, www.sea.co.uk/index.php

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

