



## 2 bed semi-detached house to buy in DH7

May Lea, Witton Gilbert, Durham,  
Durham, DH7 6RH

**£100,000**

🏠 x2 🚗 x1 🚗 x2

Tenure

**Freehold**

Garage parking

## Property features

- ✓ Spacious living room with gas fire
- ✓ Modern kitchen with built-in appliances
- ✓ Large garden, driveway,
- ✓ Large Garage
- ✓ EPC Rating D

## Key Information

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

## Description

Pattinson Estate Agents are pleased to present this attractive two-bedroom semi-detached home, ideally located, in the popular village of Witton Gilbert. Offering excellent living space both inside and out, this property is well-suited to a wide range of buyers.

Upon entering, you are welcomed in to a hallway, through to a spacious living room. a wonderful family area that can be decorated to individual tastes, featuring a gas fire with a stylish surround. Sliding French doors lead through to a bright and airy conservatory, providing additional living accommodation for the ever growing families. The conservatory features eye catching exposed brick work and French doors open up to the rear garden.

The modern kitchen, with oak wall and base units is well fitted and has a contrasting work top that offers plenty of space for everyday cooking needs. Fitted with built-in appliances, including an oven, gas hob and fridge, freezer, with additional space for a washing machine. A large pantry within the kitchen offers ample storage, ideal for vacuum and cleaning supplies. An external door from the kitchen, brings you to a useful outhouse with a window, providing further storage solutions.

To the first floor, the property boasts two well-proportioned bedrooms. The principal bedroom, situated to the front aspect of the property, benefits from a generous built-in wardrobe, providing excellent storage. Bedroom two also houses a built in cupboard.

A well presented and recently refurbished family bathroom is finished to a high standard. Complete with grey tiling and cladded walls, for easy clean, a panelled bath with contemporary black rain fall shower head and mixer tap. A hand basin is set upon a floating drawer unit, there is a close coupled toilet and a vertical heated towel rail.

To the front, a driveway provides for off street parking, a fence enclosed garden laid with lawn, a gate opens to a paved path way leading to the front door. The generous sized rear garden, has flagged patio areas making for a great space for families to enjoy out door activities in the summer months. A sizeable garage situated in the rear garden is accessible from the back of the property, ideal for additional parking, storage, or workshop use.

This home enjoys a peaceful residential setting, within the village of Witton Gilbert which often comes as an area of high demand. Situated around five miles North West of Durham city centre, it offers a range of local amenities, including a supermarket, primary school, public house and excellent transport links leading to County Durham and further a field, making for an ideal location for families and commuters.

Council Tax Band: A

Tenure: Freehold

Price: £100,000

Property Type: Semi-detached house

Parking: Garage

Heating: Gas

## Bedroom 1

4.31m x 2.57m (14'1" x 8'5")



## Bedroom 2

3.29m x 2.91m (10'9" x 9'6")



## Bathroom

1.87m x 1.89m (6'1" x 6'2")



## Kitchen

2.26m x 3.62m (7'4" x 11'10")



## Living Room

3.33m x 5.68m (10'11" x 18'7")

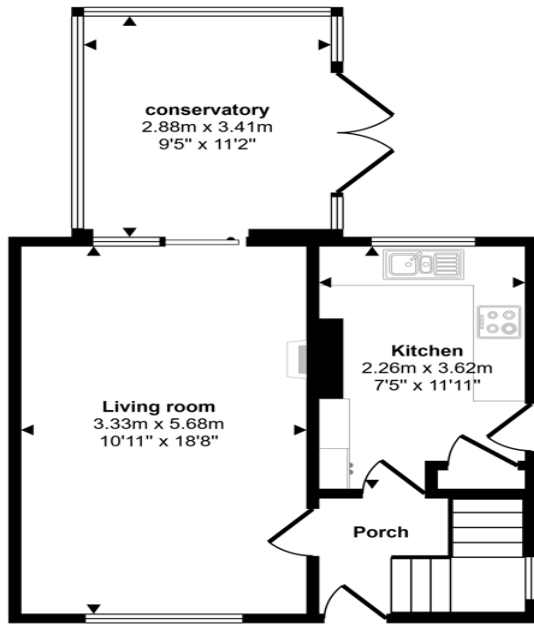


## **conservatory**

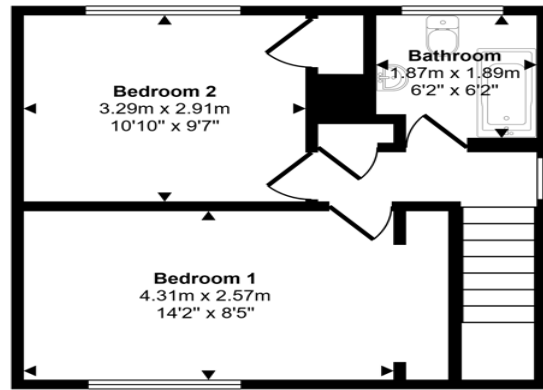
*2.88m x 3.41m (9'5" x 11'2")*



Approx Gross Internal Area  
77 sq m / 825 sq ft



**Ground Floor**  
Approx 43 sq m / 462 sq ft



**First Floor**  
Approx 34 sq m / 363 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

May Lea, Witton Gilbert, Durham, Durham, DH7 6RH

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

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.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.

