



## Newton Hall

Durham DH1 5RP

Offers In The Region Of £190,000





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# Newton Hall

Durham DH1 5RP



- Unique and rarely available
- EPC RATING - E
- Quality fitted kitchen

- Tucked away in the sought after location of Newton Hall
- Large plot
- Stylish bathroom

- Three well proportioned bedrooms
- Modern fixtures and fittings
- Modern electric central heating system

Available for sale with no chain involved, this deceptively spacious end of terraced cottage enjoys a secluded position, tucked away yet close to all amenities, in the sought after location of Newton Hall. A unique and rarely available opportunity, early viewing is highly recommended to avoid disappointment.

The property has been fully refurbished and perfectly blends a cottage feel with modern fixtures and fixtures. The floor plan comprises of a spacious living room and quality fitted kitchen with space to dine. A first floor landing leads to three well proportioned bedroom, all fitting double beds, and a stylish bathroom/WC. Externally a driveway leads to the front of the property where there is off street parking and a lawned garden, whilst to the rear is a large, mature woodland garden which offers lots of potential for further development.

## GROUND FLOOR

### Living Room

17'2" x 14'7" (5.25 x 4.47)

Spacious reception room entered via UPVC door. Having a UPVC double glazed window to the front, stairs leading to the first floor, a radiator and storage

cupboard which also houses the electric combi central heating boiler.

### Kitchen/Dining Room

14'7" x 10'0" (4.47 x 3.05)

Fitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in electric oven and hob with extractor over, an integrated washing machine and fridge/freezer space. Further features inside tiled splashbacks, laminate flooring, recessed spotlighting, a radiator, a UPVC double glazed window to the rear and UPVC external door to the rear garden.

## FIRST FLOOR

### Landing

With access to the loft and a radiator.

### Bedroom One

14'7" x 8'3" (4.47 x 2.54)

Generous double bedroom with a UPVC double glazed window to the front and radiator.

### Bedroom Two

10'0" x 9'3" (3.05 x 2.82)

Double bedroom with a UPVC double glazed window to the rear and radiator.

### Bedroom Three

9'6" x 8'9" (2.92 x 2.67)

Further double bedroom with a UPVC double glazed window to the side and radiator.

### Bathroom/WC

10'0" x 5'0" (3.05 x 1.54)

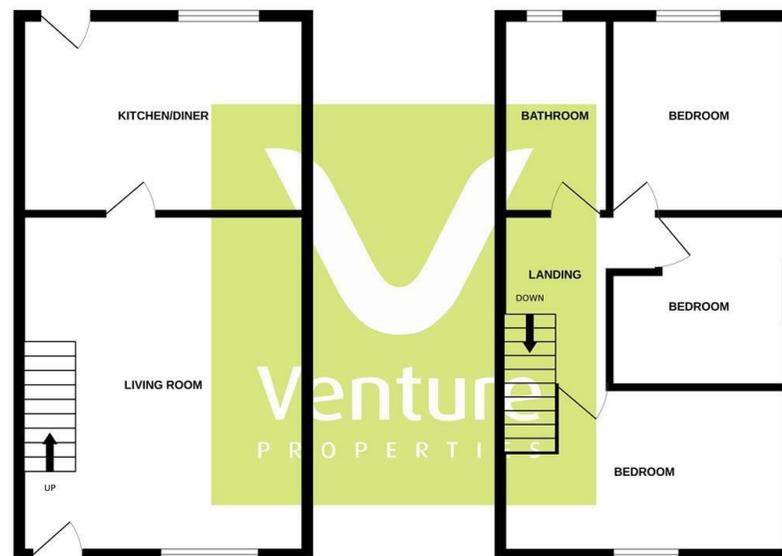
Stylish bathroom comprising of a panelled bath with mains fed shower over, WC and hand wash basin set to a bespoke vanity unit. Having a UPVC double glazed opaque window to the rear, heated towel rail, recessed spotlighting, laminate flooring and extractor fan.

## EXTERNAL

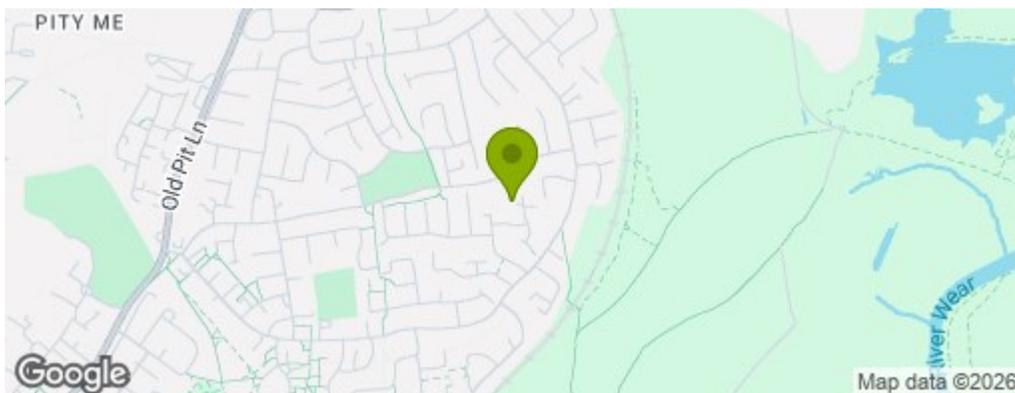
The property enjoys a large plot tucked away at the end of a private driveway with parking to the front and a lawned garden, whilst to the rear is a mature, woodland garden which offers lots of potential.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Check via OFCOM website.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: TBC Annual price: £TBC (Maximum 2025)

Energy Performance Certificate Grade E

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of

Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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