



## Priors Grange

Durham DH6 1DE

Offers In The Region Of £150,000





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# Priors Grange

Durham DH6 1DE



- Sought after estate
- EPC RATING - C
- Upgraded windows and doors

- Ideal for FTBs or Downsizees
- Open plan kitchen and dining room
- Modern refitted bathroom

- Two double bedrooms
- Lovely garden
- Well presented throughout

Situated in this highly sought after estate within the popular village of High Pitington, Venture Properties offer for sale this well presented two bedroom semi detached house, which would be a fantastic starter home or for those looking to downsize.

This desirable village has local amenities and a much sought after primary school. It is located approximately 4 miles East of Durham City centre, with good access to both the A1(M) and A690.

The well proportioned living accommodation comprises to the ground floor of an entrance hall, spacious living room and superb open plan kitchen and dining room with french doors opening to the rear garden. To the first floor there are two double bedrooms, both with built in wardrobes and storage and a modern refitted bathroom. Externally there are well maintained gardens to the front and rear, along with a double length driveway for off street parking.

Properties on this estate prove very popular, early viewing is therefore highly recommended to avoid disappointment.

## GROUND FLOOR

### Hall

Entered via UPVC double glazed door. With stairs leading to the first floor, laminate flooring and radiator.

### Living Room

13'0" x 11'6" (3.97 x 3.53)

Spacious reception room with two UPVC double glazed windows to the front, a radiator and understairs storage cupboard.

### Open Plan Kitchen and Dining Room

14'8" x 9'11" (4.48 x 3.04)

Fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and hob with stainless steel extractor over and spaces for a fridge/freezer and washing machine. Further features include a radiator, wall mounted gas central heating boiler, UPVC double glazed window to the rear and french doors opening to the rear garden.

## FIRST FLOOR

### Landing

Having a UPVC double glazed window to the side and access to the loft, which has some boarding for storage and a light.

### Bedroom One

11'6" x 10'11" (3.52 x 3.35)

Double bedroom with two UPVC double glazed windows to the front, a radiator and large walk-in cupboard.

### Bedroom Two

12'5" x 8'5" (3.80 x 2.57)

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

### Bathroom/WC

7'4" x 7'1" (2.24 x 2.16)

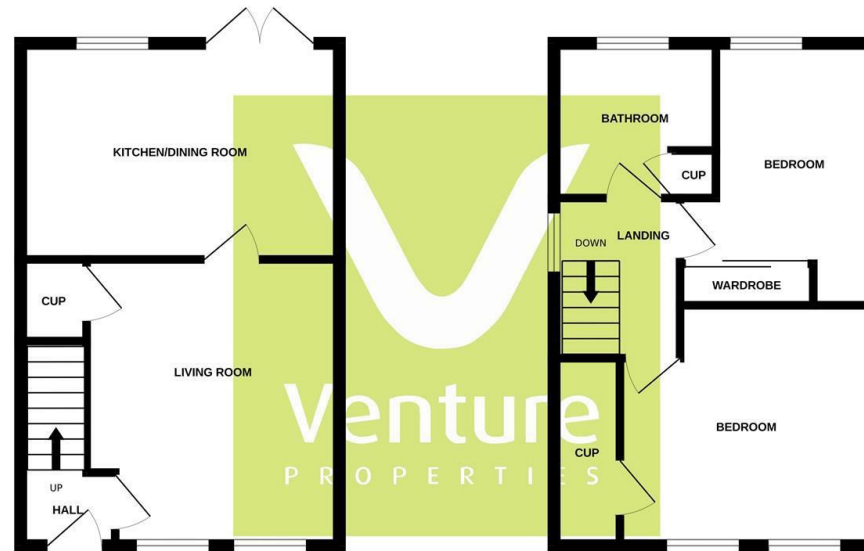
Modern refitted bathroom comprising of a panelled bath with electric shower, pedestal wash basin and WC. Having tiled splashbacks, airing cupboard, radiator and UPVC double glazed opaque window to the rear.

## EXTERNAL

To the front of the property is a lawned garden and double length driveway for off street parking. To the rear is an enclosed, well maintained garden with lawn, two decked patio areas, planted borders and wooden storage shed.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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/covrage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: B Annual price: £1984 (Maximum 2025)

Energy Performance Certificate Grade C

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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