



Acer Drive

Haswell DH6 2BJ

Offers In The Region Of £160,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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.



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Acer Drive

Haswell DH6 2BJ



- No chain involved
- EPC RATING - D
- Lots of parking and garage

- Detached bungalow
- Cul de sac location
- In need of some modernisation

- Two bedrooms
- Private corner plot
- Lots of potential

Available for sale with no chain involved, this detached bungalow with two bedrooms enjoys a corner plot within a cul de sac in the village of Haswell. The property is well kept but in need of some modernisation, allowing buyers the opportunity to add their own stamp.

The floor plan comprises of an entrance porch, hallway, fitted kitchen, spacious living room with fireplace, garden room/dining room extension, two well proportioned bedrooms and bathroom/WC. Externally there are gardens to three sides, parking for multiple vehicles and a detached garage.

Early viewing is highly recommended to avoid disappointment.

Entrance Porch

Entered via UPVC double glazed door. Having an internal door to the hall, tiled flooring and cupboard housing the oil fired central heating boiler.

Hall

Having a storage cupboard, laminate flooring and radiator.

Kitchen

9'10" x 9'9" (3.00 x 2.99)

Fitted with a range of units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in oven and hob with extractor over, tiled splashbacks, laminate flooring and UPVC double glazed window to the front.

Living Room

18'4" x 8'1" (5.60 x 2.48)

Spacious reception room having a UPVC double glazed window to the rear, feature fireplace, laminate flooring and radiator.

Garden/Dining Room

11'0" x 10'0" (3.37 x 3.05)

An excellent addition to the property with four UPVC double glazed windows, radiator and door to the rear garden.

Bedroom One

10'9" x 10'5" (3.30 x 3.18)

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

Bedroom Two

9'10" x 7'2" (3.00 x 2.19)

Further well proportioned bedroom with a UPVC double glazed window to the front, laminate flooring and radiator.

Bathroom/WC

6'5" x 6'0" (1.97 x 1.85)

Comprising of a panelled bath with hand held mixer tap, cubicle with electric shower, pedestal wash basin, WC, heated towel rail and UPVC double glazed opaque window to the front.

EXTERNAL

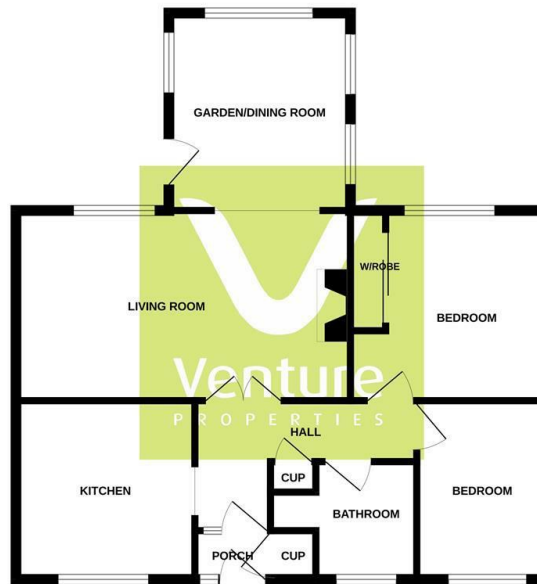
The property enjoys a corner plot with gardens to three sides and parking for multiple vehicles. The rear and side gardens are not overlooked and therefore enjoy a good degree of privacy.

Garage

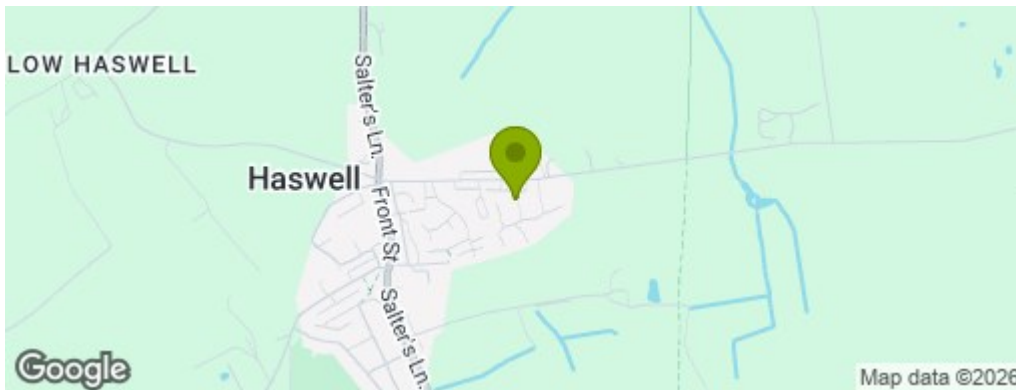
17'11" x 11'6" (5.48 x 3.52)

Having an up and over door, electric car charging point and door to the side.

GROUND FLOOR



While 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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, products and appliances shown here 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: C Annual price: £2331 (Maximum 2025)

Energy Performance Certificate Grade D

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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