



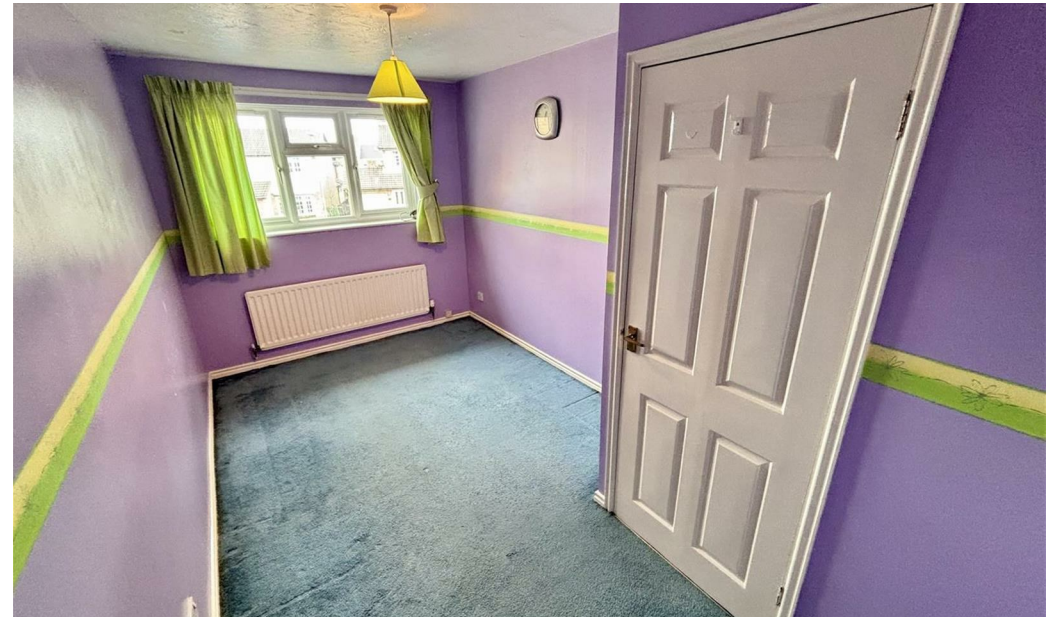
**Alston Way**

Durham DH7 8XF

Offers In The Region Of £220,000







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# Alston Way

## Durham DH7 8XF



- No chain involved
- EPC RATING TBC
- Useful utility room and ground floor WC

- Four bedrooms
- Cul de sac location
- In need of some cosmetic improvement

- Sought after estate
- Open plan kitchen and dining room
- Perfect for family buyers

Available for sale with no chain involved, this spacious detached home with four bedrooms enjoys a cul de sac location on a sought after estate. In need of some cosmetic improvement, it allows buyers the opportunity to create their perfect family home.

The floor plan comprises of an entrance hallway, living room, open plan kitchen and dining room, useful utility room and ground floor WC. To the first floor the master bedroom has an ensuite shower room. There are two further double bedrooms, a well proportioned single bedroom and family bathroom. Externally there are gardens to the front and rear, a driveway for off street parking and integral garage.

Alston Way is situated approximately 3 miles from Durham City centre via easy access via the A690. It has easy access to local amenities and falls within the catchment area for highly regarded primary and secondary schools, including Durham Johnston.

Early viewing is highly recommended to avoid disappointment.

### GROUND FLOOR

#### Entrance Hall

Welcoming hallway entered via UPVC double glazed door. Having stairs leading to the first floor and a radiator.

#### Living Room

13'10" x 12'9" (4.23 x 3.89)

Spacious reception room with a UPVC double glazed bow window to the front and radiator.

#### Open Plan Kitchen and Dining Room

17'1" x 10'9" (5.22 x 3.28)

A large open plan kitchen and dining room which is perfect for modern family living. Having two UPVC double glazed windows to the rear, laminate flooring, radiator and storage cupboard.

The kitchen is fitted with a range of units and has contrasting worktops incorporating a Belfast style sink with mixer tap, a range cooker and fridge space.

#### Utility Room

11'3" x 7'10" max (3.45 x 2.40 max)

With a UPVC double glazed window to the rear, laminate flooring, fitted worktop, laminate flooring, radiator and UPVC double glazed external door to the side.

#### WC

4'9" x 4'7" (1.45 x 1.40)

Comprising of a low level WC, pedestal wash basin, laminate flooring, radiator and UPVC double glazed opaque window to the side.

### FIRST FLOOR

#### Landing

Having an airing cupboard and access to the loft.

#### Bedroom One

13'10" x 10'2" (4.24 x 3.12)

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

#### Ensuite

7'10" x 5'7" (2.40 x 1.72)

Refitted with a modern suite comprising of a cubicle having

mains fed shower, a wash basin and WC set to a vanity unit. Having a heated towel rail and UPVC double glazed opaque window to the front.

#### Bedroom Two

14'7" x 7'11" (4.47 x 2.43)

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

#### Bedroom Three

11'0" x 9'2" (3.37 x 2.80)

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

#### Bedroom Four

8'8" x 6'11" (2.66 x 2.13)

Further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

#### Family Bathroom/WC

8'5" x 6'5" (2.58 x 1.98)

Fitted with a panelled bath having mixer shower over, a pedestal wash basin, WC, tiled splashbacks, laminate flooring, extractor fan, radiator and UPVC double glazed opaque window to the rear.

### EXTERNAL

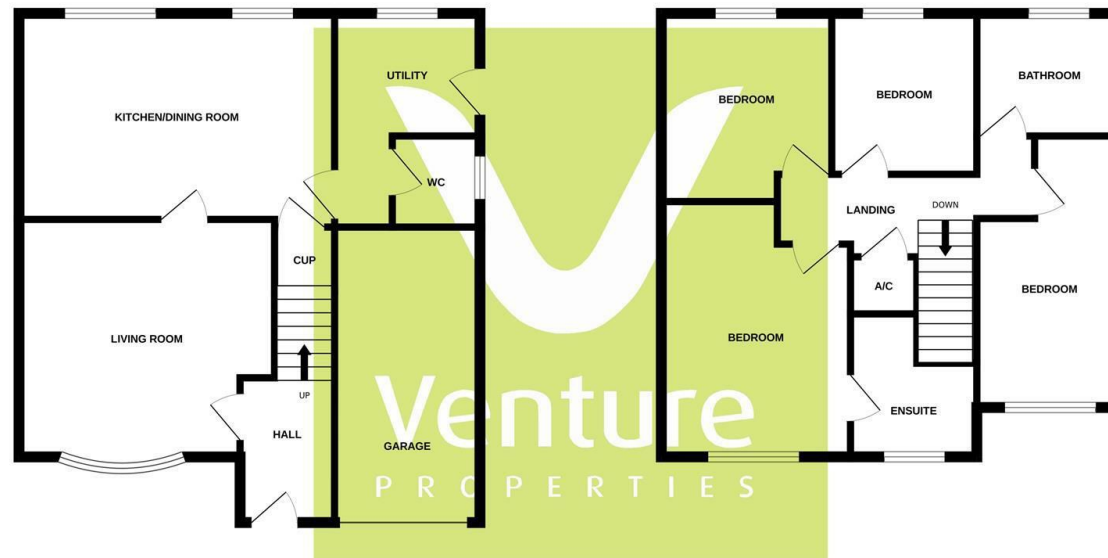
The front of the property is a lawned garden with borders and driveway for off street parking which leads to the garage. At the rear is an enclosed garden with lawn, patio area and wooden shed.

#### Garage

Integral single garage with up and over door.

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

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