

KAN MOVE

Estate Agents

3 bed End Terrace House for sale - £99,950

Burnside - Durham



Council Tax Band: A

EPC Rating: C

A Three bedroom end terraced house with spacious accomodation offering Entrance Porch into a Cloak room/Study, Hallway with stairs to first floor, Lounge/Dining room having French Doors to the rear, Kitchen, ground floor W/C, First floor bathroom with shower cubicle, three double bedrooms, gas fired central heating sytem and Double glazed throughout. Externally a gravelled garden to the front and a rear yard. Burnside gardens is situated at the head of cul-de-sac, close to all local amenties and good commuting access to Durham City.



1 Bathrooms

3 Beds

- THREE BEDROOM END TERRACED HOUSE
- ENTRANCE PORCH
- LOUNGE/DINER
- FIRST FLOOR FAMILY BATHROOM
- GAS FIRED CENTRAL HEATING
- GRAVELLED GARDEN TO FRONT

SCAN FOR DETAILS

Entrance Porch

UPVC Double glazed entrance door and windows to front and side.

Kitchen 9' 0" x 10' 0" (2.74m x 3.05m)

UPVC Double glazed window to rear, matching wall and base units, tiled splashbacks, sink unit, plumbing for washing machine, electric point for cooker, tiled flooring. Door into rear lobby with W/C



Lounge/Diner 21' 0" x 11' 0" (6.40m x 3.35m)

UPVC Double glazed bow window to the front, electric fire and surround with marble hearth, UPVC Double glazed french doors to rear.

Externally

To the front is enclosed with brick wall a gravelled garden, to the rear a yard.

Cloakroom/Study 10' 0" x 6' 0" (3.05m x 1.83m)

UPVC Glazed door into hallway/stairs, understairs storage cupboard.

Rear Lobby

UPVC Double glazed door to yard.



Ground Floor W/C

Low level W/C, wash hand basin

Landing

Loft access, storage cupboard housing the Baxi Boiler.

Bedroom One 10' 0" x 11' 0" (3.05m x 3.35m)

UPVC Double glazed window to front.

Bedroom Two 12' 0" x 11' 0" (3.65m x 3.35m)

UPVC Double glazed window to rear.

Bedroom Three 11' 0" x 7' 0" (3.35m x 2.13m)

UPVC Double glazed window to front.



Family Bathroom

UPVC Double glazed window to rear, fully tiled shower cubicle with shower off mains, bath, low level W/C, pedestal wash hand basin.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

