

Three bed Semi Detached House for sale - £159,950

Poppy Lane - Durham



Council Tax Band: B

EPC Rating:

This Modern three-bedroom family home offers the perfect blend of modern comfort and practical living. Situated in a highly sought-after, quiet residential location within the popular DH6 area, the property is an ideal choice for first-time buyers, growing families, or professionals alike. Upon entering into the hallway there is a convenient ground floor WC. The ground floor offers a bright modern kitchen and dining area into a conservatory with a generously sized lounge. First floor the property provides three well-proportioned bedrooms. The main bedroom benefiting from its own en-suite shower room, separate family bathroom. Externally, the property features gardens to the front, side and rear. Drive way to Single Garage with power and light. Fully double glazed and gas fired central heating system. Located within easy walking distance of local amenities and primary schools, the home also benefits from excellent commuter links via the A181 and A1(M) for easy commuting travel to Durham City. Viewing is highly recommended to appreciate everything this beautiful home has to offer.

Bathrooms 3

Beds 3



- **THREE BEDROOM SEMI-DETACHED HOUSE**
- **LOUNGE**
- **KITCHEN/DINER INTO CONSERVATORY**

- **GROUND FLOOR W/C**
- **DRIVE AND SINGLE GARAGE**
- **GARDEN TO FRONT, SIDE AND REAR**

SCAN FOR DETAILS

Entrance Vestibule/Stairs

Composite entrance door, Ground Floor W/C. Stairs to first floor.

Ground Floor W/C

UPVC Double glazed window to front, wash hand basin, W/C.

Lounge 12' 0" x 15' 0" (3.65m x 4.57m)

UPVC Double glazed window to front, understairs storage cupboard.

Kitchen/Diner 16' 0" x 9' 0" (4.87m x 2.74m)

UPVC Double glazed window to rear, UPVC Double glazed french doors to conservatory, matching wall and base units, gas hob, electric oven, plumbing for washing machine and dishwasher, wall mounted gas boiler, One 1/2 bowl stainless steel sink unit with mixer tap, space for fridge/freezer.

Conservatory 8' 0" x 9' 0" (2.44m x 2.74m)

UPVC Double glazed windows and french doors to side, half brick construction.

First Floor Landing

Storage cupboard and loft access.

Bedroom One 10' 0" x 12' 0" (3.05m x 3.65m)

UPVC Double glazed window to front, En-Suite, storage cupboard.

En-suite

UPVC Double glazed window to front, shower cubicle with shower off mains, W/C, pedestal wash hand basin.

Bedroom Two 10' 0" x 8' 0" (3.05m x 2.44m)

UPVC Double glazed window to rear.

Bedroom Three 6' 0" x 8' 0" (1.83m x 2.44m)

UPVC Double glazed window to rear.

Bathroom

UPVC Double glazed window to rear, bath, W/C, wash hand basin, part tiled walls.

Externally

Driveway to Single Garage with power and light, outside water tap.

Gardens to the front side and rear with patio/decking area.



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.

