



## 4 bed terraced house to buy in

Sycamore Terrace, Haswell, Durham,  
Durham, DH6 2AG

**£120,000** Offers Over

 x4  x1  x2

Tenure

**Freehold**

## Property features

-  Extended Family Home
-  Four Bedrooms
-  Two Reception Rooms
-  Two Car Driveway & Garage
-  EPC Rating C

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

**\*\*EXTENDED FAMILY HOME\*\*FOUR BEDROOMS\*\*TWO RECEPTION ROOMS\*\*TWO CAR DRIVEWAY & GARAGE\*\*SOUTH FACING REAR GARDEN\*\*POPULAR LOCATION\*\***

Pattinson Estate Agents are delighted to welcome to the market this extended family home, which boast four bedrooms, a detached garage and double driveway. Perfectly positioned on the popular street of Sycamore Terrace, Haswell, Durham, which is within easy access to local shops and other amenities, great transport links and major road links via the A19. Also located short drive to popular local schools, Castle Eden Dene Nature Reserve, Durham University & City Centres.

This extended family residence is spacious throughout and comprises:- Entrance/hallway, lounge, dining room, a fitted kitchen/breakfast area and a ground floor W.C. To the first floor lies four well proportioned bedrooms and a four piece bathroom, externally to the front there is a forecourt, an enclosed yard to the rear yard and adjacent to the rear street there is a South facing garden with a two car driveway and a detached garage.

Early viewing come highly recommended to appreciate the size and location of this property. Please call our Houghton branch to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £120,000

Property Type: Terraced House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Entrance/Porch

Property entrance leading to the porch, which gives access to hallway. The hallway has carpet flooring, a radiator and access to the first floor staircase.



## Lounge

4.89m x 4.67m (16'0" x 15'3")

Spacious lounge with carpet flooring, a radiator and a double glazed front aspect bay window.



## Dining Room

4.21m x 4.06m (13'9" x 13'3")

Separate diner with carpet flooring, a feature gas fire, a radiator and a double glazed front aspect window.



## Kitchen/Breakfast Area

5.26m x 3.20m (17'3" x 10'5")

The kitchen/breakfasting area benefits from a range of upper, lower and full length units with contrasting work surfaces, a stainless steel sink unit, plumbing for a washing machine, space for a dryer and a free standing oven. Vinyl flooring, tiled splash back, a radiator, two double glazed rear aspect windows and an external door leading to the rear yard.



## Ground Floor W.C

1.50m x 0.83m (4'11" x 2'8")

Convenient downstairs W.C with a hand wash basin, vanity cupboard and laminate flooring.



## Bedroom One

4.20m x 3.86m (13'9" x 12'7")

Double bedroom with carpet flooring, fitted wardrobes, a radiator and a double glazed front aspect window.



## Bedroom Two

4.23m x 3.69m (13'10" x 12'1")

Double bedroom with carpet flooring, fitted wardrobes, a radiator and a double glazed rear aspect window.



## Bedroom Three

3.10m x 2.13m (10'2" x 6'11")

Third bedroom with carpet flooring, a radiator and a double glazed front aspect window.



## Bedroom Four

3.04m x 1.80m (9'11" x 5'10")

Fourth bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



## Bathroom

2.28m x 3.31m (7'5" x 10'10")

Four piece bathroom benefiting from a walk-in shower, panelled bath, hand wash basin and W.C. Tiled flooring, partly tiled walls, a radiator and a double glazed rear aspect window.

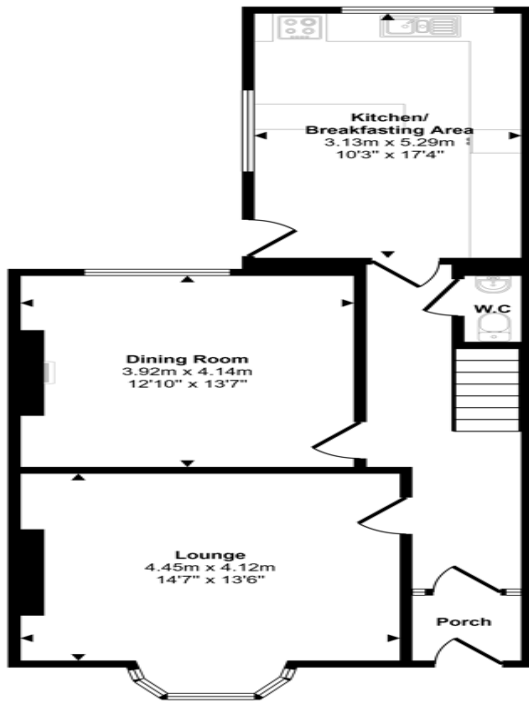


## External

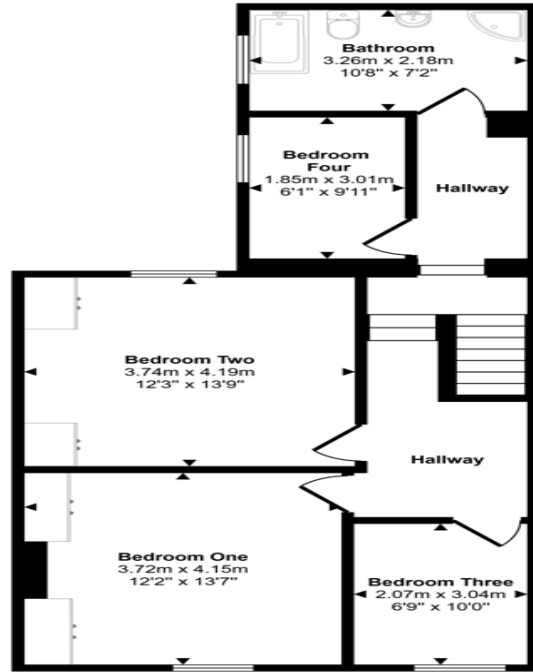
Externally to the front there is forecourt and to there there is an enclosed yard to the yard. Adjacent to the rear street there is a South facing garden with a two car driveway and a detached garage.



Approx Gross Internal Area  
137 sq m / 1473 sq ft



Ground Floor  
Approx 68 sq m / 733 sq ft



First Floor  
Approx 69 sq m / 741 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Sycamore Terrace, Haswell, Durham, Durham, DH6 2AG

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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.

