



Fenwick Close, Penshaw, DH4 7HE
2 Bed - House - Semi-Detached
£105,000

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* QUIET CUL DE SAC * NEW BATHROOM SUITE * WOOD BURNING STOVE * OFF STREET PARKING AND DETACHED GARAGE * NICE VIEWS * COMBI BOILER * EARLY VIEWING ADVISED *

Available to purchase is this well proportioned two bedroom semi-detached home. Positioned within a quiet cul de sac the property has a floorplan comprising of: entrance porch, inviting living room with stairs to first floor and a gorgeous wood burning fire, and a kitchen. On the first floor there are two double bedrooms, both having sliding door wardrobes, and a re-fitted family bathroom. Externally there are low maintenance gardens to the front and rear, driveway and detached garage with replaced roof.

The property is well located for amenities and has good motoring links to many of the region's major towns and cities.

Further benefits of the property include gas fired central heating via combination boiler that was fitted in 2017, and double glazing. The property should appeal to a variety of potential purchasers including first time buyers, small families and commuters.

Council Tax Band A

GROUND FLOOR

Entrance Porch

Living Room

14'11" x 13'0" (4.55 x 3.96)

Kitchen

15'1" x 8'9" (4.60 x 2.67)

FIRST FLOOR

Landing

Bedroom One

13'2" x 12'8" max (13'1" x 12'7" max) (4.01 x 3.86 max (3.99 x 3.84 max))

Bedroom Two

9'10" x 6'9" (3.00 x 2.06)

Bathroom

7'10" x 5'6" (2.39 x 1.68)

EXTERNALLY

To the front of the property is a low maintainance garden with driveway providing off street car parking which in turn leads to a garage which has up and over door, power and light. There is also an additional garden and outhouse.

Detached Garage



OUR SERVICES

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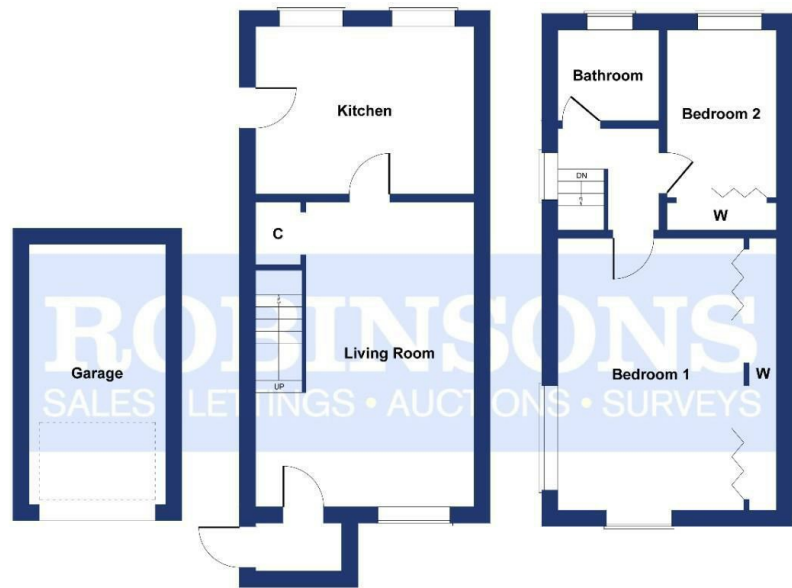
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Fenwick Close



GARAGE

GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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