



**Norman Terrace, High Pittington, DH6 1AN**  
**3 Bed - House - Mid Terrace**  
**O.I.R.O £159,950**

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# Norman Terrace

## High Pittington, DH6 1AN

Early Viewing Advised \*\* Stunning First or Family Home \*\* Spacious Floor Plan \*\* Large Rear Garden With Sunny Aspect \*\* Ample Off Street Rear Parking \*\* Upgraded Throughout \*\* Modern Kitchen & Bathroom \*\* Popular Village Location \*\* Access to Countryside & Cycle Routes \*\* Good Road Links \*\*

This spacious and updated residence holds broad appeal for various buyers, offering flexible living arrangements. The layout encompasses an entrance hallway, two generously sized reception rooms connected by double doors, and a kitchen that has been expanded and beautifully renovated with a suite of integrated appliances. The kitchen opens onto a secluded courtyard-style garden. Upstairs, the first floor boasts two double bedrooms and a strikingly remodelled bathroom/WC featuring a separate shower cubicle. Ascend to the second floor to discover a serene master double bedroom with a Velux window and ample eave storage. Outside, in addition to the courtyard garden, there is a sizable rear garden accessible via the service lane. This enclosed garden enjoys a sunny orientation with a patio area, perfect for gatherings or children's activities. Ample parking is also available.

Norman Terrace occupies a prominent position within the village of High Pittington, and is conveniently located for the local primary school, village hall and shop. A restaurant and pub are within walking distance with a Grade One listed Church leading to rural footpaths and open fields. It lies within easy driving distance of Durham City Centre, where there are a comprehensive range of shopping, recreational facilities and amenities available. High Pittington is well placed for commuting purposes as it lies a short drive from the A(690) Durham to Sunderland Highway which provides good road links to other regional centres.













## GROUND FLOOR

### Entrance Hallway

#### Living Room

14'11 x 11'10 (4.55m x 3.61m)

#### Dining Room

12'4 x 11'6 (3.76m x 3.51m)

#### Kitchen

18'0 x 6'3 (5.49m x 1.91m)

## FIRST FLOOR

#### Bedroom

13'0 x 9'0 (3.96m x 2.74m)

#### Bedroom

11'6 x 9'5 (3.51m x 2.87m)

#### Bathroom/WC

## SECOND FLOOR

#### Bedroom

14'2 x 10'5 (4.32m x 3.18m)

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

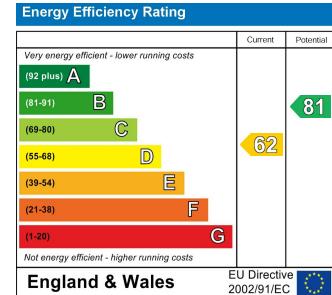
Council Tax: Durham County Council, Band A - Approx. £1544 p.a

Energy Rating: D



**Disclaimer:** The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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