



**Dorlonco Villas, Meadowfield, DH7 8RZ**  
**4 Bed - House - Semi-Detached**  
**£170,000**

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# Dorlonco Villas

## Meadowfield, DH7 8RZ

\* INCREDIBLY SPACIOUS \* LARGE EXTENSION \* WONDERFUL VIEW TO REAR \* AMPLE OFF-STREET PARKING \* DETACHED DOUBLE GARAGE \* THREE RECEPTION ROOMS \*

Offered to the market for sale is this EXTENDED, FOUR BEDROOMED SEMI DETACHED HOUSE located in Meadowfield area of Durham which is a popular location close to local amenities, schools and transport links and should appeal to a variety of prospective purchasers.

The property benefits from gas fired central heating and double glazing and a floor plan that briefly comprises: entrance lobby, lounge, garden room, dining room, and modern fitted kitchen. To the first floor there are four bedrooms and bathroom/wc with separate shower cubicle.

Externally there is ample off-street car parking, and a large rear garden with very nice outlook. There is also a detached double garage with electric.

A home sure to impress - early viewing comes highly recommended.

Nb. properties in this street are steel frame built. Please check with your lender regarding availability of mortgage before proceeding.













## GROUND FLOOR

### Entrance Hallway

### Lounge

15'8" x 11'9" (4.8 x 3.6)

### Dining Room

12'1" x 8'6" (3.7 x 2.6)

### Kitchen

15'1" x 15'1" (4.6 x 4.6)

### Garden Room

11'5" x 8'2" (3.5 x 2.5)

## FIRST FLOOR

### Landing

### Bathroom

### Bedroom

12'1" x 12'1" (3.7 x 3.7)

### Bedroom

13'5" x 6'10" (4.1 x 2.1)

### Bedroom

15'8" x 6'6" (4.8 x 2)

### Bedroom

15'5" x 7'2" (4.7 x 2.2)

## EXTERNALLY

### Garage

19'0" x 14'1" (5.8 x 4.3)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

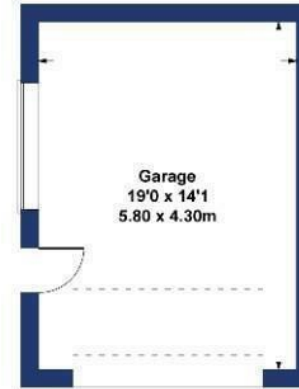
Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Energy Rating: TBC

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.



**Dorlonco Villas**  
 Approximate Gross Internal Area  
 1647 sq ft - 153 sq m



**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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus)	<b>A</b>		
(61-81)	<b>B</b>		
(69-80)	<b>C</b>		
(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 &amp; Wales</b>		EU Directive 2002/91/EC 	

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.

