



Arundel Way, Meadowfield, DH7 8UT
3 Bed - House - Semi-Detached
£165,000

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No Upper Chain ** Pleasant & Generous Position ** Good Further Potential ** Popular Development & Location ** Local Amenities & Road Links ** Outskirts of Durham & Good Schooling ** Ideal Starter or Family Home ** Efficient Air Source Heating & Upvc Double Glazing ** Must Be Viewed **

The floor plan briefly comprises: entrance hallway, open plan living and dining room, fitted kitchen. The first floor has three good sized bedrooms and wet room/wc. Outside the property occupies a pleasant and generous position, which could be ideal for extension subject to the usual consents. The front garden has an open aspect with lawned area, driveway parking which leads to the single garage. The rear garden offers a high degree of privacy with sunny aspect and has lawned and patio areas.

There are a range of local shops and amenities available within Meadowfield as well as nearby Langley Moor, with a more comprehensive range of shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 3 miles distant. Meadowfield is also ideally placed for commuting purposes as it lies adjacent to the A(690) Highway which provides good road links to other regional centres.

EPC rating C

Council tax band C - approx. £1959pa



GROUND FLOOR

Entrance

Living Room

14'03 x 13'07 (4.34m x 4.14m)



Kitchen

11'04 x 8'04 (3.45m x 2.54m)



Dining Room

11'04 x 8'08 (3.45m x 2.64m)



Garage

FIRST FLOOR

Bedroom

14'09 x 10'08 (4.50m x 3.25m)

Bedroom

11'07 x 10'08 (3.53m x 3.25m)

Bedroom

10'01 x 5'10 (3.07m x 1.78m)

Wet Room/WC





Arundel Way

Approximate Gross Internal Area
878 sq ft - 82 sq m
(Excluding Garage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	74
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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