

Leesfield Gardens, Meadowfield, DH7 8NQ
3 Bed - House - Semi-Detached
O.I.R.O £145,000

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Leesfield Gardens
Meadowfield, DH7 8NQ

No Upper Chain ** Popular & Convenient Location ** Good Size Rear Garden ** Off Street Parking ** Well Maintained ** Boarded Loft Space For Storage ** Pleasant Position ** Good Road Links ** Access to Local Amenities ** Good Further Potential ** Upvc Double Glazing & GCH Via Combination Boiler **

The floor plan comprises: entrance hallway, comfortable through lounge and dining room, good size kitchen, spacious and useful covered utility area, store and WC, and has access to the front and rear gardens. The first floor has three bedrooms and bathroom/WC. Outside, the property occupies a pleasant position with front and rear gardens, driveway parking. The rear offers a degree of privacy.

Meadowfield, situated just a few miles from Durham City, offers a balance of suburban convenience and community charm, making it a popular choice for potential buyers. The area is well-served by a variety of local amenities, including shops, supermarkets, cafes, and pubs, providing everything needed for day-to-day living. Families benefit from access to nearby schools and recreational facilities, such as parks and sports grounds, ideal for leisure and outdoor activities.

Meadowfield is well-connected, with regular bus services to Durham City and surrounding areas, as well as easy access to major roads like the A690 and A1(M), making it convenient for commuters. The nearby city centre offers additional amenities, including vibrant shopping, dining, and cultural attractions, while the surrounding countryside provides opportunities for walking, cycling, and enjoying nature.





























GROUND FLOOR

Hallway
11'09 x 6'04 (3.58m x 1.93m)

Lounge Dining Room
23'11 x 12'0 (7.29m x 3.66m)

Kitchen
10'08 x 8'05 (3.25m x 2.57m)

Utility Area
7'05 x 6'02 (2.26m x 1.88m)

Store & WC
9'08 x 7'05 (2.95m x 2.26m)

FIRST FLOOR

Bedroom
12'10 x 10'08 (3.91m x 3.25m)

Bedroom
10'09 x 9'08 (3.28m x 2.95m)

Bedroom
9'11 x 7'08 (3.02m x 2.34m)

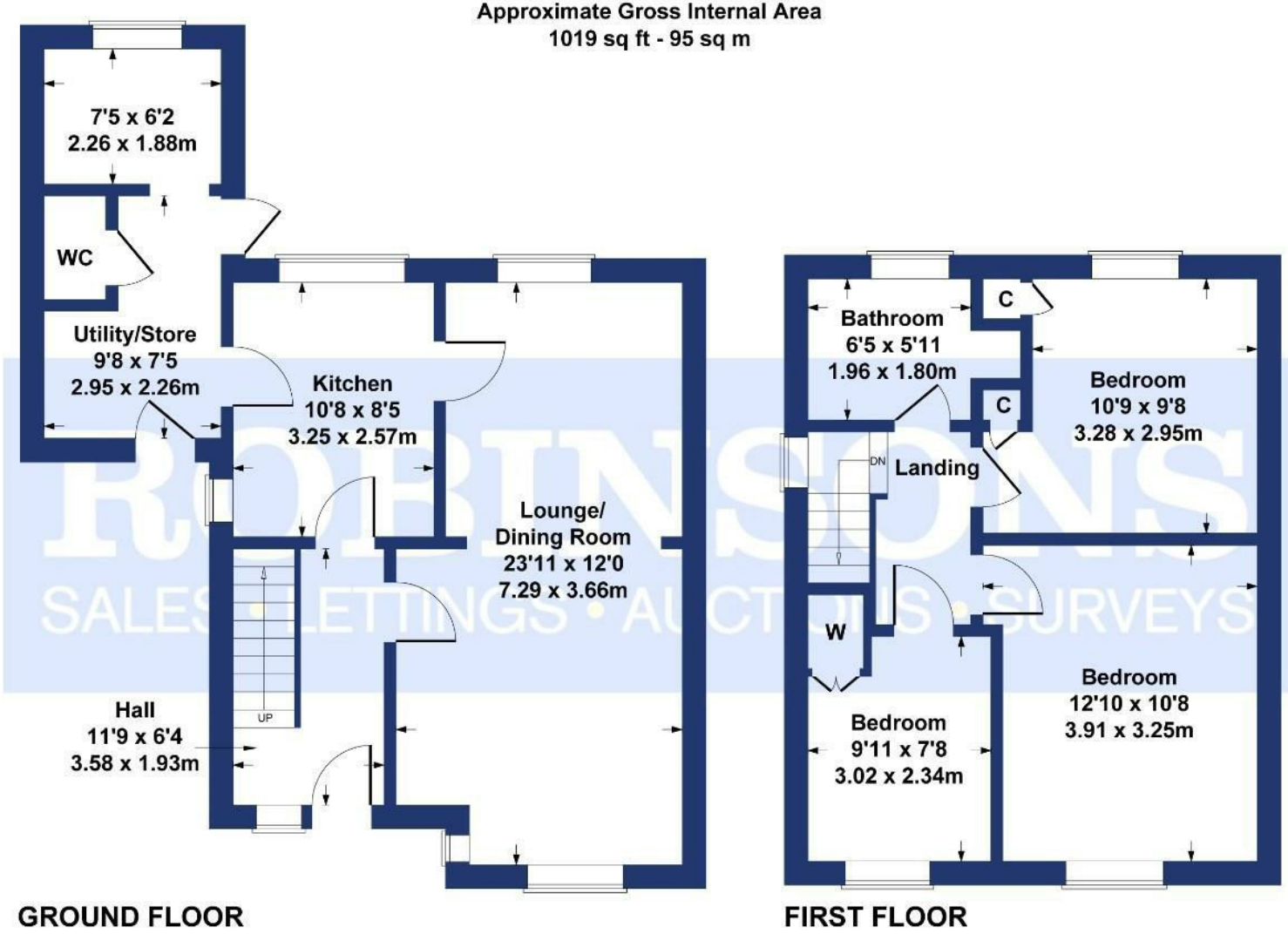
Bathroom/WC
6'05 x 5'11 (1.96m x 1.80m)

Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 19 Mbps, Superfast 80 Mbps
Mobile Signal/Coverage: Good
Tenure: Freehold
Council Tax: Durham County Council, Band B - Approx. £1,984 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.

Leesfield Gardens

Approximate Gross Internal Area
1019 sq ft - 95 sq m



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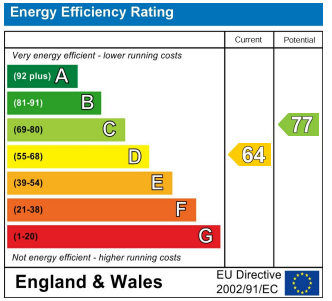

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025

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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