

Central Drive, DL16 7DW  
2 Bed - House - Terraced  
£69,995

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Robinsons delighted to offer to the market this ATTRACTIVE AND WELL PRESENTED TWO BEDROOMED MID TERRACED HOUSE. This lovely family home is conveniently located for good transport links, shops, schools and amenities which lie very close by. Viewings are highly recommended and please book early to avoid disappointment! In our opinion the property would make an ideal home for the first time buyer, investor or families, again viewings are highly recommended.

In brief the accommodation comprises of:- entrance hall, spacious lounge, ATTRACTIVE FITTED KITCHEN with built in cooking facilities Whilst to the first floor, two well proportioned bedrooms and a lovely family bathroom. Externally, the property enjoys a large block paved patio, while to the rear there is a enclosed garden. In more detail the accommodation comprises of:-

EPC Rating TBC  
Council Tax Band A

#### Hallway

Radiator, stairs to first floor, uPVC window, wood effect flooring.

#### Lounge

16'3 x 10'0 (4.95m x 3.05m )

Duel aspect uPVC widows, radiators, wood effect flooring.

#### Kitchen/Diner

16'3 x 12'3 max points (4.95m x 3.73m max points)

Wall and base units, integrated oven, hob, extractor fan, tiled splashbacks, plumbed for washing machine, stainless steel sink with mixer tap and drainer, wood effect flooring, radiator, uPVC windows, storage cupboard, access to rear, space for dining room table.

#### Landing

Loft access, radiator, uPVC window.

#### Bedroom One

16'5 x 10'0 max points (5.00m x 3.05m max points )

Duel aspect uPVC windows, radiator, storage cupboard.

#### Bedroom Two

10'1 x 9'1 (3.07m x 2.77m )

UPVC window, radiator, storage cupboard.

#### Bathroom

Panelled white bath with shower over, tiled splashbacks and flooring, W/C, wash hand basin, uPVC window, airing cupboard, chrome towel radiator, extractor fan.

#### Externally

To the front elevation there is a block paved patio, while to the rear there is an enclosed garden.

#### Agent Notes

Electricity Supply:

Water Supply:

Sewerage:

Heating:

Broadband:

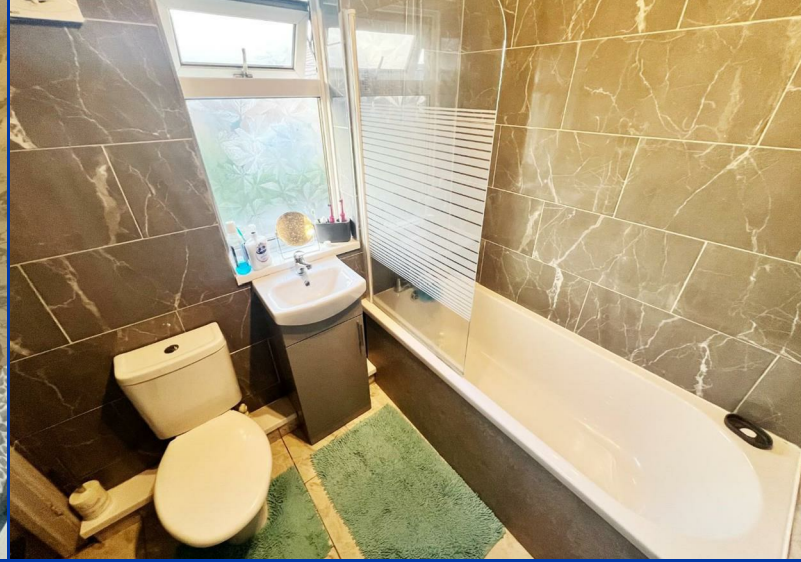
Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,627.87

Energy Rating: C

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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| Energy Efficiency Rating                    |         | Current | Potential |
|---|---------|---------|-----------|
| Very energy efficient - lower running costs | 105-120 | A       |           |
| 100-105                                     | B       |         |           |
| 95-100                                      | C       |         |           |
| 90-95                                       | D       |         |           |
| 85-90                                       | E       |         |           |
| 80-85                                       | F       |         |           |
| 75-80                                       | G       |         |           |
| Not energy efficient - higher running costs | 1-75    |         |           |

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         | Current | Potential |
|---|---------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | 105-120 | A       |           |
| 100-105   | B       |         |           |
| 95-100  | C       |         |           |
| 90-95   | D       |         |           |
| 85-90   | E       |         |           |
| 80-85   | F       |         |           |
| 75-80   | G       |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions | 1-75    |         |           |

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