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FOR SALE

BOOK A VIEWING

61

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HERE TO GET *you* THERE

61 Foxhills Crescent, Lanchester, Durham, DH7 0PW

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Asking Price £234,950

Presenting a charming detached house, currently listed for sale. The property is neutrally decorated, providing a fresh canvas for new homeowners to personalise. The house boasts three well-proportioned double bedrooms, each benefiting from an abundance of natural light. The master bedrooms also feature built-in cupboards for added convenience.

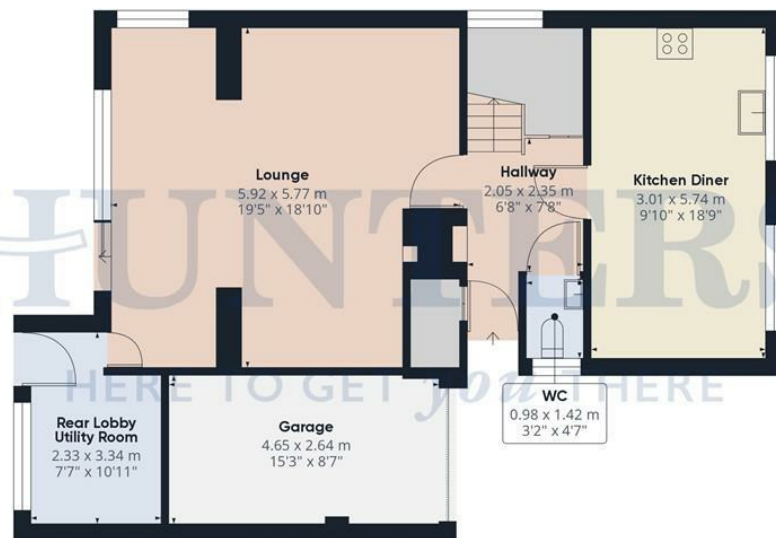
The home is well equipped with one bathroom, which includes both a bath and shower, catering to all preferences. There is also a WC situated downstairs. There is one generously sized reception room, featuring large windows and offering a stunning view of the garden. The open-plan layout of this room provides an opportunity for a versatile living space, with potential for an office area.

The spacious kitchen is filled with natural light and offers enough room for dining, perfect for family meals or entertaining guests. The property's unique features include parking facilities, a single garage, and a large garden, perfect for outdoor activities or relaxation.

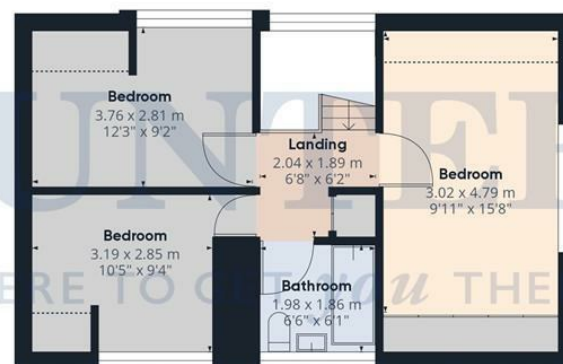
The house has an EPC rating of D and falls under council tax band C. One of the most appealing aspects of this property is its location. With easy access to public transport links, local amenities, green spaces, and nearby schools, it's situated in a highly sought-after area.

This property is ideal for first-time buyers, families, and couples alike. Its open-plan design, combined with a large garden and excellent location, make it a fantastic investment. Don't miss this opportunity to secure a home in an enviable location.

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Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**

123.98 m<sup>2</sup>

1334.51 ft<sup>2</sup>

**Reduced headroom**

3.22 m<sup>2</sup>

34.71 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

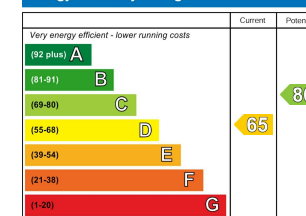
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

#### Energy Efficiency Rating

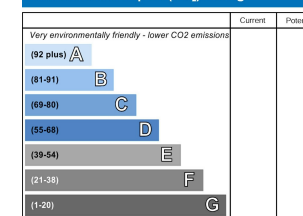


England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating




England & Wales

EU Directive  
2002/91/EC



Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) A                                 |                            |   |
| (81-91) B                                   |                            |   |
| (69-80) C                                   |                            | 80  |
| (55-68) D                                   | 65                         |   |
| (39-54) E                                   |                            |   |
| (21-38) F                                   |                            |   |
| (1-20) G                                    |                            |   |
| Not energy efficient - higher running costs |                            |   |
| England & Wales                             | EU Directive<br>2002/91/EC |  |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



















