



Watson Close

Wheatley Hill, Durham, DH6 3QX

Offers In Excess Of £79,950



IDEAL INVESTMENT OR FIRST HOME ... Hunters have pleasure in marketing this three bedroom property benefitting from off street parking, enclosed gardens and wonderful views across the adjacent countryside. Wheatley Hill offers numerous local facilities and is well placed for commuting and lies within reach of both the A19 and A1 road links which provide accessibility to all the regions urban centres including Teesside, Sunderland and the historic City of Durham. The accommodation briefly comprises of a larger than average lounge, a wonderful dining kitchen, three bedrooms and a family bathroom. Accompaniments include both double glazing and gas central heating, fabulous country views, off street parking and gardens. EPC: D Council Tax Rating: A. "NO CHAIN"



Lounge 12'7" x 17'9" (3.84 x 5.41)

The splendid lounge is situated at the front of the home benefitting from wonderful views across the adjacent countryside through double glazed windows. Additional attributes include a welcoming open plan aspect with the stairwell leading to the first floor accommodation complimented with a feature fireplace inset with an electric fire, a double glazed external door, radiator and further internal door opening into the impressive dining kitchen.

Dining Kitchen 11'10" x 14'7" (3.6 x 4.44)

Nestled towards the rear of the residence the dining kitchen provides a wealth of wall and floor cabinets finished in white with contrasting laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings set below a double glazed window offering unrestricted views across the private rear gardens.

Accompaniments include an electrical cooker point located under an elevated brushed steel extractor canopy, plumbing for an automatic washing machine and a radiator. Two cupboards offer further storage with one concealing the gas combination boiler, whilst a double glazed external door grants access into the rear gardens.

Landing

Situated at the top of the stairs from the lounge, the landing area features a convenient loft access accompanied with a useful overstairs storage cupboard and four doors opening into the bedrooms and family bathroom respectfully.

Master Bedroom 11'4" x 12'10" (3.46 x 3.92)

Positioned at the rear of the home, the master bedroom includes a double glazed window providing elevated views across the enclosed rear gardens and a radiator.

Second Bedroom 11'2" x 11'3" (3.4 x 3.43)

The second double bedroom provides lovely elevated views across the adjacent countryside through double glazed windows and also features a radiator.

Third Bedroom 6'0" x 6'9" (1.84 x 2.05)

A delightful third bedroom which includes double glazed windows to the front of the home and a radiator.

Family Bathroom 5'5" x 8'6" (1.64 x 2.58)

Situated towards the rear of the property the family bathroom features a white suite comprising of a panel bath, a low level W/c and a pedestal hand wash basin. Additional accompaniments include a radiator and double glazed frosted windows.

Outdoor Space

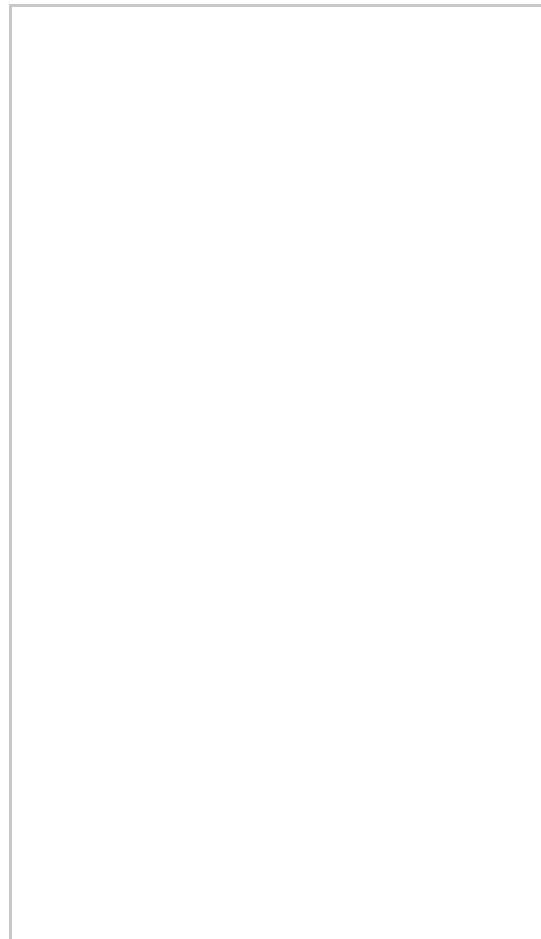
Towards the front of the residence there is adequate off street parking on the driveway whilst to the rear, the lovely gardens include a sizeable timber deck accessed via the door from the dining kitchen which supersedes a lawned garden with a pathway leading to the rear access gate.

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. **THINKING OF SELLING?** 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.

Area Map



Floor Plans



Energy Efficiency Graph

