



Alexandra Close, Framwellgate Moor, DH1 5ED
3 Bed - House - Semi-Detached
£169,950

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No Upper Chain ** Competitive Price ** Great Potential / In Need of Modernisation ** Large Rear Garden With Sunny Aspect ** Ample Parking & Garage ** Double Glazing & GCH Via Combination Boiler ** Very Popular Location ** Good Local Amenities & Road Links ** Early Viewing Advised **

The floor plan comprises: entrance porch, hallway, lounge, dining room, kitchen, wc, garage. The first floor has three bedrooms and bathroom with separate wc. Outside the property occupies a pleasant position with long block paved driveway to the front, which leads to the larger than usual garage. The rear enjoys a good sized enclosed garden with sunny aspect.

The property is conveniently situated just off Front Street, Framwellgate Moor, where there are a good range of everyday facilities and amenities available. Framwellgate Moor is conveniently situated just over 2 miles north of Durham City Centre where there are comprehensive shopping and recreational facilities and amenities available and it is well placed for commuting purposes being within a few minutes drive of the A(167) Highway which provides good road links to both North and South.



Ground Floor

Entrance Porch

Hallway

Lounge

16'02 x 12'0 (4.93m x 3.66m)

Dining Room

11'02 x 9'09 (3.40m x 2.97m)

Kitchen

11'02 x 11'03 (3.40m x 3.43m)

WC

Garage

25'01 x 11'07 (7.65m x 3.53m)

First Floor

Bedroom

13'01 x 11'09 (3.99m x 3.58m)

Bedroom

11'08 x 10'11 (3.56m x 3.33m)

Bedroom

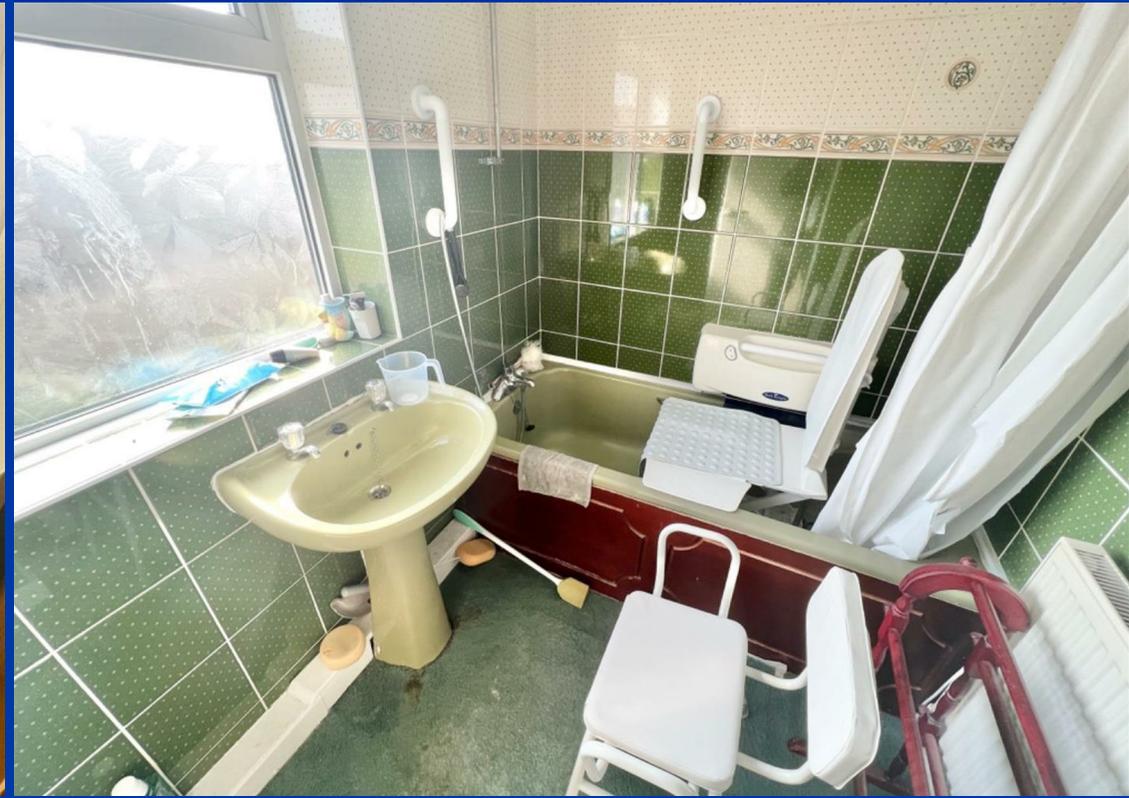
9'03 x 7'01 (2.82m x 2.16m)

Bathroom

9'02 x 5'05 (2.79m x 1.65m)

Separate WC

Tenure - Freehold

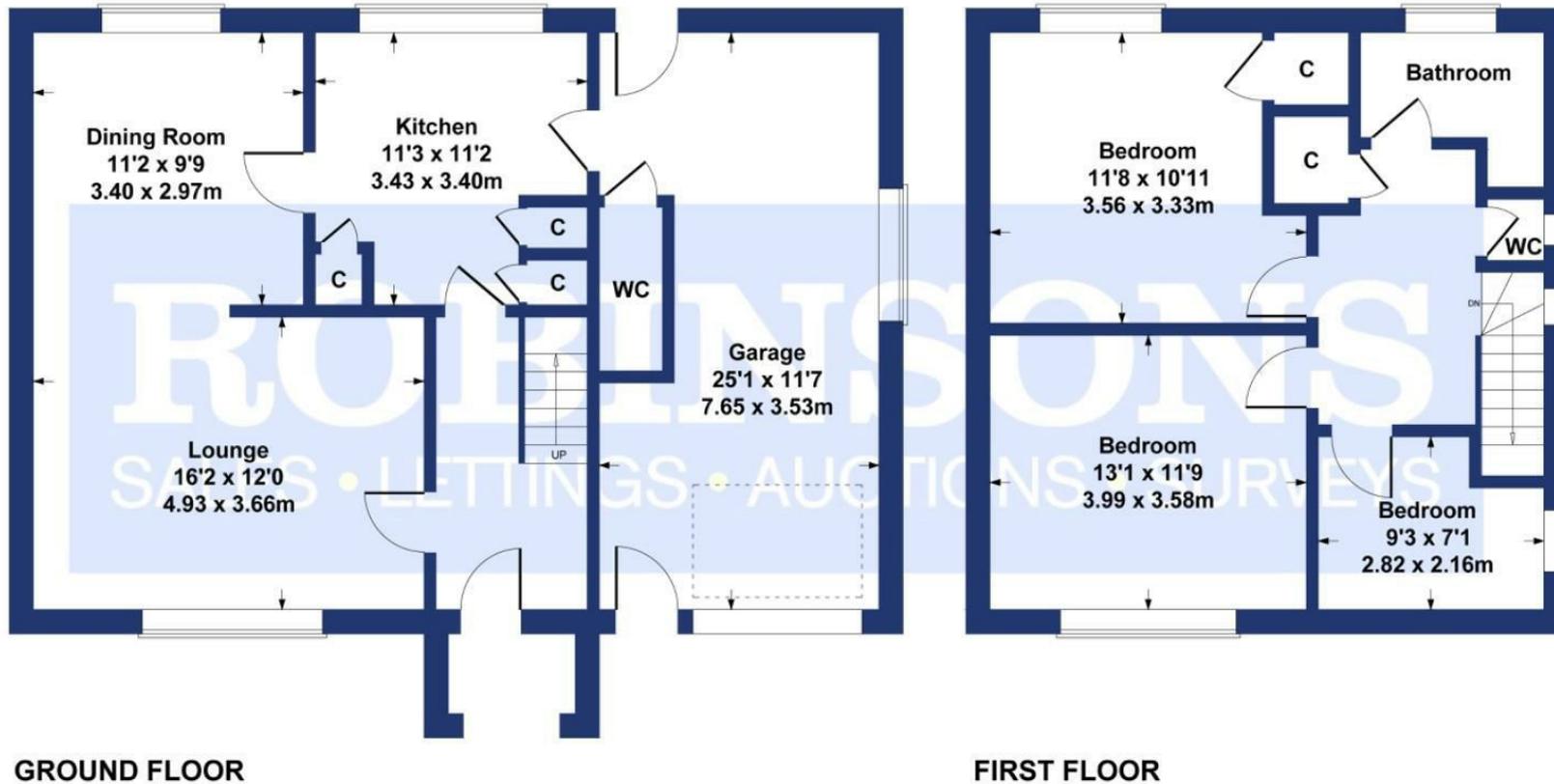




Alexandra Close

Approximate Gross Internal Area
1371 sq ft - 127 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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