



Littlewood Close, Browney, DH7 8LP
2 Bed - House - Semi-Detached
£140,000

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BEAUTIFULLY PRESENTED ** MILAN INSPIRED KITCHEN ** OPEN PLAN LIVING ** FULL HEIGHT BI-FOLD DOORS ** BUILT IN HIVE HEATING SYSTEM **

Situated in a quiet cul de sac on this beautiful, recently constructed development, is this stylish, open plan semi-detached home. Located approximately 100 yards walk from this estate's gorgeous green area, viewers are sure to be impressed by the high standard of accommodation on offer.

To the front of the property there is an open plan Milan inspired kitchen and dining area with a range of integrated appliances. Beyond is a light and spacious living area extending through bi-fold doors, into the rear garden. In addition, you'll also find a large WC and under-stairs storage.

To the first floor there are two bedrooms and a family bathroom, with full-height tiling, contemporary sanitary ware and heated towel rail. Heating controlled by Hive wireless thermostat. Off-street parking to the front.

Littlewood Close is positioned on a modern residential development, located within easy reach of local neighbourhood shops and facilities available within Meadowfield, Langley Moor and Brandon. A more comprehensive range of shopping and recreational facilities are available within Durham City centre, which is approximately 4 miles away. Browney is well placed for commuting purposes, as it lies close to the A690 highway, given access to the A1(M)



Entrance

Kitchen Diner

14'6 x 9'0 (4.42m x 2.74m)



First Floor

Bedroom

14'6 x 9'2 (4.42m x 2.79m)

Cloak/WC

5'1 x 6'1 (1.55m x 1.85m)



Bedroom

7'5 x 9'3 (2.26m x 2.82m)

Bathroom/WC

6'10 x 5'7 (2.08m x 1.70m)

Lounge

14'6 x 9'6 (4.42m x 2.90m)

Tenure - Freehold





Littlewood Close

Approximate Gross Internal Area
647 sq ft - 60 sq m



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	82	
(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

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