



Front Street, Haswell, DH6 2BL
4 Bed - House - Semi-Detached
O.I.R.O £165,000

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*** NO CHAIN * IN PROCESS OF BEING RE-CARPETED * NEWLY CONSTRUCTED TOWNHOUSE * 3 EN-SUITES AND DOWNSTAIRS WC * 41FT OPEN PLAN LOUNGE AND KITCHEN * REAR GARDEN * OPTION TO HAVE CARPETS ***

Available to purchase with the benefit of immediate vacant possession, is this incredibly spacious, newly constructed townhouse. Having open views across greenery to the front and side, the property should suit a wide variety of potential purchasers due to its 41ft open plan lounge and kitchen, 3 en-suites, and gardens.

Internally, the property has a floorplan which comprises: entrance lobby, downstairs WC, open plan lounge and kitchen with bi-fold doors to rear garden, first floor landing, two bedrooms (one with en-suite, a family bathroom, second floor landing, two bedrooms both with en-suite. Externally there is an enclosed garden to rear.

This property is located on the outskirts of this small village location. It lies towards the edge of Haswell Village where there is a small range of local shops and amenities. A more comprehensive range of shopping and recreational facilities and amenities are available within nearby Durham City and Peterlee. Haswell is conveniently placed for commuting purposes as it lies a short drive from the A(19) Highway and A1(M) Motorway as well as lying close to a good local road network.



GROUND FLOOR

Entrance Lobby

Downstairs WC

Lounge / Kitchen

41'8 x 13'5 (12.70m x 4.09m)

FIRST FLOOR

Landing

Bedroom

13'3 x 8'9 (4.04m x 2.67m)

En-Suite

Bathroom

Bedroom

13'3 x 8'10 (4.04m x 2.69m)

SECOND FLOOR

Landing

Bedroom

13'3 x 9 (4.04m x 2.74m)

En-Suite

Bedroom

13'3 x 8'10 (4.04m x 2.69m)

En-Suite





Front Street
 Approximate Gross Internal Area
 1317 sq ft - 122 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		
(81-91)	B	84	85
(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	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.