



pattinson   
people that know property

## 3 bed semi-detached house to buy in DH6

Manor View, High Pitington, Durham, Durham, DH6 1AD

# £175,000

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Three Double Bedrooms
- ✓ Two Versatile Reception Rooms
- ✓ Private Driveway & Substantial Enclosed Rear Garden
- ✓ No upper Chain
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Situated in a pleasant residential setting with open aspects to the rear, this well-maintained three-bedroom semi-detached property offers generous living accommodation, private off-road parking and a substantial enclosed garden — making it an ideal family home.

Upon entering the property, you are welcomed into a bright entrance hallway providing access to the principal ground floor rooms. The home benefits from two well-proportioned reception rooms, offering excellent versatility for modern family living. The main reception room provides a comfortable lounge area and features grey carpeting with French doors leading out to the garden, creating a light and inviting atmosphere. The second reception room is fitted with laminate flooring and serves perfectly as a formal dining room, playroom or home office, depending on individual requirements.

The spacious fitted kitchen is arranged in a practical U-shaped layout and features a range of white wall and base units with dark countertops, providing ample worktop space. There is an integrated oven and hob, along with room for freestanding appliances. Spotlights offer modern, well-distributed lighting, while grey laminate flooring adds a contemporary finish. A window overlooking the rear garden allows plenty of natural light, creating a pleasant and practical cooking environment.

To the first floor, the property offers three double-sized bedrooms, all fitted with carpet, providing comfortable and well-proportioned accommodation. The spacious landing offers additional versatility, with ample room for a small desk or home office space if required.

The family bathroom is fitted with a modern white four piece suite, comprising a tile sided bath with mixer tap, a curved corner shower cubicle, wash hand basin and low-level WC. The bathroom is fully tiled in grey, creating a sleek contemporary finish, and benefits from spotlights and a heated towel radiator for added comfort.

Externally, the property continues to impress. To the front, there is a private driveway providing off-road parking, a garden laid with lawn with side access to the rear through a gate. The enclosed rear garden is mainly laid to lawn with paved patio areas, offering excellent space for outdoor dining and entertaining. The garden also benefits from a detached outbuilding/shed, ideal for storage, workshop use or potential further development (subject to necessary permissions). The rear aspect enjoys open views, adding to the sense of space and privacy.

This attractive home combines generous internal accommodation with excellent outdoor space and practical features.

Call Durham pattinson estate agent to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: £175,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

## **Kitchen**

3.02m x 4.41m (9'10" x 14'5")

---

## **Living Room**

2.99m x 4.46m (9'9" x 14'7")

---

## **Reception**

3.17m x 2.78m (10'4" x 9'1")

---

## **Bathroom**

3.09m x 1.83m (10'1" x 6'0")

---

## **Bedroom 3**

3.29m x 2.95m (10'9" x 9'8")

---

## **Bedroom 2**

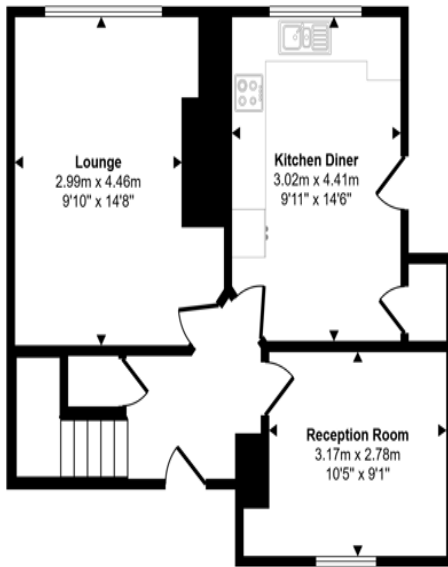
3.98m x 2.51m (13'0" x 8'2")

---

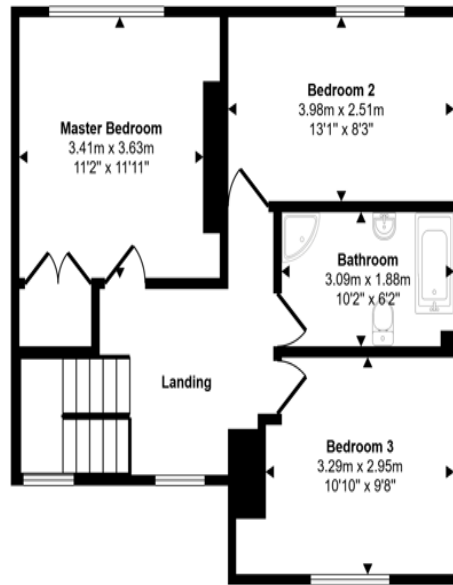
## **Bedroom 4**

3.41m x 3.63m (11'2" x 11'10")

Approx Gross Internal Area  
103 sq m / 1112 sq ft



Ground Floor  
Approx 50 sq m / 534 sq ft



First Floor  
Approx 54 sq m / 578 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>S1</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Manor View, High Pittington, Durham, Durham, DH6 1AD

Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

