



1 Burdon Walk | Castle Eden | Co Durham | TS27 4FD

We are delighted to offer for sale this spacious 3/4 bedroom three storey end terrace townhouse, originally the 'show home' on this executive Charles Church development. Ideal for families or professional couples the property offers versatile accommodation comprising, entrance hallway, reception room/bedroom, shower room/wc, modern kitchen/breakfast room with integrated appliances and a utility room. To the first floor there is a large impressive lounge and a bedroom with Juliet balcony. To the second floor there are 2

front and rear, driveway and detached garage.

Asking Price Of £209,950

- LARGER STYLE END TERRACE TOWNHOUSE
- SOUGHT AFTER EXECUTIVE DEVELOPMENT
- POPULAR VILLAGE LOCATION

PROFESSIONALS



Property Description

INTRODUCTION

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ENTRANCE HALL

Stairs to the first floor, wood laminate flooring,

telephone point and central heating radiator.

RECEPTION ROOM/BEDROOM

14' 3" x 8' 3" (4.34m x 2.51m) Currently used as a dining room but suitable for a variety of uses, with central heating radiator.

SHOWER ROOM

Shower cubicle, low level wc, pedestal wash hand basin, wood laminate floor, expelair and central heating radiator.

KITCHEN/BREAKFAST ROOM

13' 9" x 8' 4" (4.19m x 2.54m) Modern range of wall and base units with contrasting work surfaces incorporating a stainless steel sink unit with mixer taps, built in electric oven and gas hob, integrated fridge, freezer and dishwasher, tiled floor, ceiling spotlights and central heating radiator.

UTILITY ROOM

6' 6" x 6' 2" (1.98m x 1.88m) Base units incorporating a stainless steel sink unit, plumbing for washing machine, door to the rear garden, central heating boiler, tiled floor and central heating radiator.

FIRST FLOOR LANDING

Spacious landing area with stairs to the second floor.

LOUNGE

15' 5" x 14' 4" (4.7m x 4.37m) A lovely spacious and stylish room, with TV aerial point and two central heating radiators.

BEDROOM/LARGE STUDY

13' 7" x 8' 9" (4.14m x 2.67m) Juliet balcony overlooking the rear garden and countryside beyond, central heating radiator.

SECOND FLOOR LANDING

Tank cupboard and central heating radiator.

MASTER BEDROOM

15' 5" x 11' 1" (4.7m x 3.38m) Fitted wardrobes, telephone point and central heating radiator.

EN SUITE

Shower cubicle, low level wc, pedestal wash hand basin, half tiled walls, ceiling spotlights, expelair and central heating radiator.

BEDROOM

10' 2" x 8' 9" (3.1m x 2.67m) Loft access and central heating radiator.

BATHROOM

8' 7" x 6' 4" (2.62m x 1.93m) White suite comprising,

bath, separate shower cubicle, low level wc, pedestal wash hand basin, ceiling spotlights, expelair and central heating radiator.

EXTERNALLY

GARDENS

There are attractive lawned gardens to the front and rear, the fence enclosed rear garden offers a good degree of privacy, with small patio area and shed.

GARAGE

17' 10" x 8' 4" (5.44m x 2.54m) Originally the sales office, the garage is fully plastered throughout, with ceiling spotlights, light, power and electric heater. The garage could therefore easily become a play room/home office/gym etc if required. A driveway provides off road parking.

AWAITING EPC



Tenure

Freehold

Council Tax Band

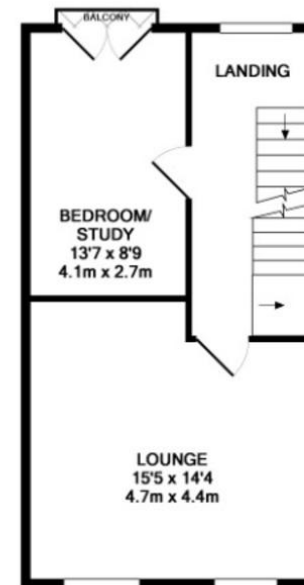
Viewing Arrangements

Strictly by appointment

Contact Details

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TOTAL APPROX. FLOOR AREA 1244 SQ.FT. (115.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements