



HARRINGTON BROWN

ESTATE AGENTS

CASTLE COURT CASTLESIDE DH8 9PW



QUIETLY SITUATED AND MOST ATTRACTIVE FOUR BEDROOM DETACHED HOUSE

- Desirable area close to good transport links
- Conservatory leading to garden
- Double driveway to attached garage
- Additional snug/tv room
- Master bedroom with en suite
- Secluded garden with patio

£240,000

46 Front Street, Shotley Bridge, Co. Durham DH8 0HQ

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www.harrington-brown.co.uk

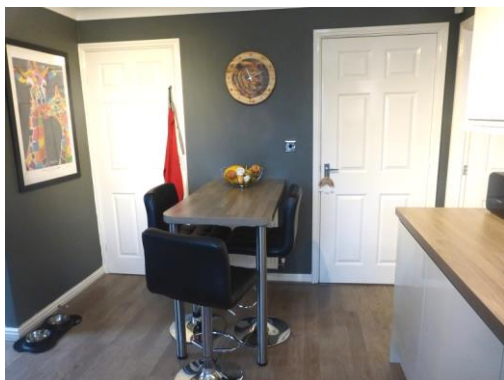
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ENTRANCE HALL

Oak laminate wood flooring, under stairs cupboard, radiator.

KITCHEN

13'0" x 9'9" approximately. Modern range of base and wall units with work top surfaces incorporating sink and drainer, built in oven, gas hob and extractor hood, plumbed for dishwasher, breakfast bar, laminate flooring, radiator.



UTILITY ROOM

Plumbed for washing machine and American style fridge, wall mounted boiler, radiator, door to the garden.

CLOAKROOM/WC

Wash hand basin, low level wc, laminate flooring, radiator.

LOUNGE /DINING ROOM

21'11" x 10'10" approximately. Coving to ceiling, oak fireplace with electric fire, two radiators, patio doors to:

CONSERVATORY

11'9" x 11'3" approximately. Oak laminate flooring, telephone point, radiator, double doors to the garden.



SNUG/TV ROOM

17'3" x 8'8" maximum. Laminate oak flooring, double doors to the garage.



FIRST FLOOR

Landing with coving to ceiling, access to the loft.

BEDROOM 1 (front)

12'12" x 10'6" approximately. Coving to ceiling, radiator, door to:

EN SUITE

Large double size walk in shower cubicle, wash hand basin set in vanity unit with cupboard, low level wc, extractor fan, towel radiator.

BEDROOM 2 (front)

14'10" x 8'10" approximately. Coving to ceiling, radiator.

BEDROOM 3 (rear)

10'6" x 8'12" approximately. Coving to ceiling, radiator.

BEDROOM 4 (rear)

10'10" x 8'8" approximately. Coving to ceiling, radiator.

BATHROOM/WC

6'6" x 6'0" approximately. Panelled bath with shower over, pedestal wash hand basin, low level wc, extractor fan, towel radiator.

EXTERNALLY

There is a secluded lawn garden to the rear with paved patio area and cold water supply. To the front there is a garden with a double driveway leading to a garage.

GARAGE

Single garage with power and lighting.



EPC Rating D

Property Misdescriptions Act

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person in the employment of Harrington Brown has any authority to make or give any representation or warranty whatever in relation to this property.