



HARRINGTON BROWN

ESTATE AGENTS

MESSENGER MEWS SHOTLEY BRIDGE DH8 0HJ



PLEASANTLY SITUATED THREE BEDROOM MID LINK STONE HOUSE

- In the heart of a very popular village
- Cloakroom/wc
- Garage situated nearby
- Immediate vacant possession, no chain
- Master bedroom with en suite
- Secluded garden to rear

£249,950

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

Tel: 01207 588800 Fax: 01207 508800

www.harrington-brown.co.uk

6 MESSENGER BANK SHOTLEY BRIDGE DH8 0HJ

ENTRANCE LOBBY

Tiled floor, cupboard.

CLOAKROOM/WC

Coving to ceiling, wash hand basin, low level wc, fully tiled, radiator.

ENTRANCE HALL

Coving to ceiling, under stairs cupboard, tiled floor, radiator.

KITCHEN

12'2" x 8'1" approximately. Range of base and wall units with granite work top surfaces incorporating stainless steel 1½ bowl sink and drainer, built in oven, hob, extractor hood, integrated dish washer, fridge and freezer, convector heater, cupboard housing combination boiler, plumbed for washing machine, tiled splash backs, extractor unit, door to the garden.



LIVING ROOM/DINING ROOM

21'3" x 17'11" approximately. Coving to ceiling, laminate flooring, two radiators, French doors to the garden.



FIRST FLOOR

Landing with access to the loft.

BEDROOM ONE (rear)

11'8" x 11'3" approximately plus recess with fitted wardrobes. Coving to ceiling, laminate flooring, tv and telephone points, radiator.

EN- SUITE

Three piece white comprising shower cubicle, pedestal wash hand basin, low level wc, shaver point, towel radiator.

BEDROOM TWO (front)

13'11" x 9'6" approximately plus doorway recess. Coving to ceiling, fitted wardrobes, laminate flooring, tv and telephone aerial points, radiator.

BEDROOM THREE (front)

9'11" x 9'2" approximately. Coving to ceiling, built in cupboard, laminate flooring, tv and telephone points, radiator.

BATHROOM/WC

Three piece white suite comprising, panelled bath with shower attachment over, pedestal wash hand basin, low level wc, fully tiled walls, tiled floor, towel radiator.

EXTERNALLY

There is a patio area to the front and a secluded garden area to the rear.



GARAGE

There is a garage in a block with power and lighting



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.