



HARRINGTON BROWN

ESTATE AGENTS

WHEEL CLOSE DELVES LANE DH8 7ER



SPACIOUS 3 – 4 BEDROOM DETACHED DORMER BUNGALOW WITH OPEN VIEWS

- Situated on a good size corner plot
- Large conservatory to the rear
- Good size driveway leading to attached garage
- Immediate vacant possession, no chain
- Solar panels with return of £600 – £800 pa
- Mature gardens to front and rear

Offers in Region £310,000

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www.harrington-brown.co.uk

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ENTRANCE HALL

Coving to ceiling, laminate floor, radiator with lattice cover, spiral staircase to the first floor.

SHOWER ROOM/WC

Fully tiled walls, shower cubicle, wash hand basin, vanity unit, low level wc, tiled floor, towel radiator, extractor unit, wall lights, spot lighting to ceiling.

BEDROOM 3 (front)

11'0" x 8'10" approximately. Coving to ceiling, built in wardrobes and dressing table, radiator.

LIVING ROOM (front)

16'2" x 11'9" approximately into bay window with open views, traditional fireplace with living flame gas fire, picture rail, coving and rose to ceiling, laminate flooring, radiator.

DINING ROOM/SITTING ROOM (rear)

20'3" x 10'3" approximately. Coving to ceiling and two ceiling roses, dado rail, fireplace with electric fire, two radiators, double doors to the:

CONSERVATORY

21'12" x 9'2" approximately. Wall lights, laminate flooring, radiator.



BREAKFASTING KITCHEN

17'0" x 16'9" max approximately. Range of base and wall units with work top surfaces incorporating stainless steel sink and drainer, built in oven, hob and extractor hood, tiled surrounds, spot lighting to ceiling, dining area with dual aspect, tv aerial point, radiator, door to utility room, doors to conservatory.

UTILITY ROOM

13'6" x 6'2" approximately. Base and wall units with work top surfaces incorporating stainless steel sink and drainer, plumbed for washing machine, radiator.

STUDY (rear)

9'10" x 8'10" approximately. Radiator, patio doors to garden.

FIRST FLOOR

Landing with velux window and wall lights.

BEDROOM

12'2" x 10'2" approximately into bay window. Fitted wardrobes to one wall, dormer with open views, radiator.

BATHROOM/WC

7'8" x 6'4" approximately. Three piece white suite comprising panelled bath with shower attachment over, pedestal wash hand basin, low level wc, fully tiled walls, extractor unit, radiator.

DRESSING ROOM

11'9" x 8'12" approximately. Dormer window, under eaves storage, radiator, door to:

BEDROOM

26'8" x 12'10" approximately into dormer windows to the front and rear, spot lighting to ceiling, two radiators.

EXTERNAL

There are very good size mature lawn gardens to the front and rear with well stocked borders and large flagged patio area. There are also three sheds one with power and lighting and one large one available by separate negotiation. There is also a very good size drive leading to a large attached Garage.

GARAGE

17'6" x 12'7" approximately. Power and lighting, boiler.



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.