



## 3 bed semi-detached house to buy in DH9

Front street, Dipton, Durham , County Durham, DH9 9HA

# £180,000

🏠 x3 🚗 x1 🚻 x2

Tenure

**Freehold**

## Property features

- ✓ Three bedroom semi detached stone built property
- ✓ Lounge and dining room
- ✓ Gas Central Heating & Double
- ✓ Front and rear gardens
- ✓ EPC Rating D

Garage parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Fantastic opportunity to purchase this spacious three bedroom stone built semi detached property located in the popular village of Dipton. This property offers good size living accommodation with two reception rooms three double bedrooms, integral garage which could be converted into another reception room (subject to planning), good size rear enclosed garden. The property does require modernisation but has fantastic potential. Located close to local shops, schools and has excellent bus and road links into Newcastle Upon Tyne.

The floor plan comprises Entrance porch, hallway, lounge, dining room, kitchen and rear porch. To the first floor three double bedrooms and bathroom. Further benefits include gas central heating, double glazing, front and rear gardens, integral garage and driveway. We highly recommend viewing to fully appreciate the potential this property offers.

Council Tax Band: C

Tenure: Freehold

Price: £180,000

Property Type: Semi-detached house

USPs: Garden

Parking: Garage, Driveway

Year built: 1860

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance Porch

Double glazed entrance door, double glazed front aspect window, further door into the hallway.

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## Hallway

Stairs to the first floor, double radiator, door into the garage.

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## Lounge

4.10m x 3.90m (13'5" x 12'9")

Double glazed front aspect window, wood effect fireplace with marble effect inset and hearth, double radiator, archway into the dining room.

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## Dining Room

4.00m x 4.00m (13'1" x 13'1")

Double glazed rear aspect window, wood effect fireplace with marble effect hearth, double radiator, built in cupboard.

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## Kitchen

4.00m x 3.20m (13'1" x 10'5")

Fitted wall and base units incorporating counter work tops with a one and a half bowl sink unit, built in electric hob with extractor hood over, space for washing machine, tiled floor, partly tiled walls, two built in cupboards on with combination boiler, single radiator, double glazed rear aspect window.

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## Rear porch

Built in cupboard, door into rear garden.

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## First floor landing

Double glazed front aspect window.



## Bedroom One

4.30m x 4.00m (14'1" x 13'1")

Double glazed front aspect window, double radiator.



## Bedroom Two

4.90m x 4.00m (16'0" x 13'1")

Double glazed front aspect window, double radiator, wll light points.



## Bedroom Three

4.10m x 4.00m (13'5" x 13'1")

Double glazed rear aspect window, double radiator.



## Bathroom

White three piece suite comprising panelled bath, pedestal wash hand basin, low level w.c. double radiator, extractor fan, built in cupboard, double glazed rear aspect window.



## Front garden

Mainly paved, hedged boundaries, wrought iron gates, driveway to garage.

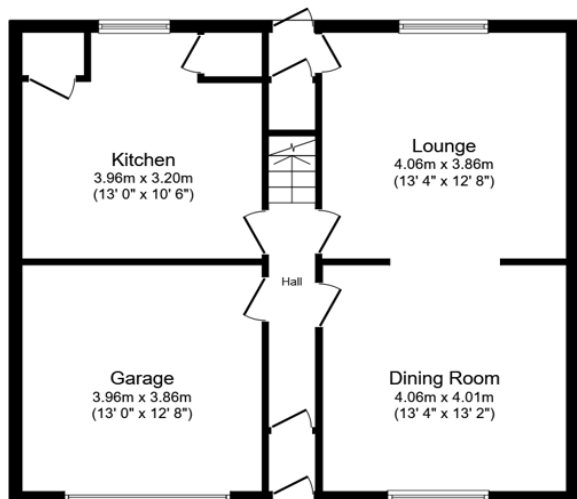
## Rear garden

mainly laid to lawn with paved patio area, tree and shrub borders, cold water tap, stone wall surround, stone built storage shed with double glazed window and door.



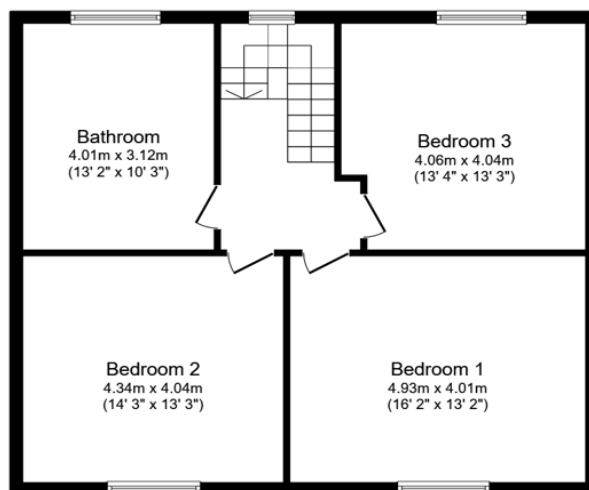
## **Garage**

Integral garage, roll up door, power points and lighting, working pit.



**Ground Floor**

Floor area 73.4 sq.m. (790 sq.ft.)



**First Floor**

Floor area 75.9 sq.m. (817 sq.ft.)

**Total floor area: 149.3 sq.m. (1,607 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(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	

Front street, Dipton, Durham , County Durham, DH9 9HA

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

**19 West St. Marys Gate, Grimsby, Lincolnshire, DN31 1LE, Tel: 01472 311 113, enquiries@jacksongreenpreston.co.uk, https://www.jacksongreenpreston.co.uk/**

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