

Acer Drive  
Haswell  
Durham  
DH6 2BJ



good life   
sales & lettings

# Acer Drive

£165,000

## INTRODUCTION

SUPERB VALUE 3 BEDROOM LINK-DETACHED HOUSE - NICE DEVELOPMENT - LOVELY EXTENDED CONSERVATORY TO REAR WITH SOLID ROOF - EXTENDED ADDITIONAL BATHROOM TO GROUND FLOOR - DRIVEWAY PARKING PLUS GENEROUS GARAGE - LOUNGE THROUGH DINING ROOM THROUGH KITCHEN - GENEROUS REAR GARDEN WITH LARGE GARDEN SHED - GREAT COMMUTER LOCATION

## LOUNGE

The measurements are approximate, the room is L-shaped.

Entrance via uPVC double-glazed door, carpet flooring, carpeted stairs to first floor landing, 2 single and 1 double radiator. Feature fire surround with electric fire, front facing white uPVC double-glazed window with pleasant views. The room is partially open plan and currently operates as a lounge/dining room which is also open plan to the kitchen. To the rear of the dining room is white uPVC double-glazed doors leading out to conservatory.

## KITCHEN

Open plan to the dining room. Laminate wood-effect flooring, modern fitted kitchen with a range of wall and floor units in a light finish with complementary laminate work surfaces, granite style sink with bowl and a half, single drainer and Monobloc tap, the vendor has advised it is an instant hot water tap. White uPVC double-glazed window facing out to conservatory. Integrated electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish, space and plumbing for a washing machine and dryer, built-in cupboard utilising space under the stairs, integral door leading to the garage.

## CONSERVATORY

A lovely size conservatory which benefits from uPVC double-glazing, 2 double central heating radiators. Solid roof and white uPVC double-glazed patio doors leading out to rear garden. This is a lovely useable room leading off the dining room. To the side of the conservatory is an additional white uPVC double-glazed door leading out to the rear garden, door leading to the ground floor bathroom.

## BATHROOM

Tiled flooring, white uPVC double-glazed window, white toilet with low level cistern, white sink with single pedestal and chrome tap, p-shaped bath with curved glass shower screen and electric shower over. The walls are finished in a ceramic tile, white towel heater style radiator. Recessed LED lights to ceiling. This is a terrific additional feature of the property.

## FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch, built-in cupboard providing storage. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

## BATHROOM

Vinyl tile-effect flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. Modern bathroom suite comprising: toilet and sink built into vanity unit with chrome tap, concealed cistern and push button flush, p-shaped bath with glass shower screen, shower fed from the main hot water system. Stylish tile-effect cladding, recessed lights to ceiling, extractor fan.

## BEDROOM 1

Carpet flooring, radiator, white uPVC double-glazed window. Fitted wardrobes to one wall with sliding mirrored doors. This is a good size double bedroom.



Local Authority

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements



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