



172 York Crescent, Durham. DH1 5QS

No Chain!! A beautiful two bedroom semi-detached bungalow situated in the very popular location of York Crescent. Presented ready to move into with modernised shower-room. Benefitting from a south facing landscaped rear garden, landscaped front garden with shrubs, two car drive and single garage. One not to be missed.



£185,000 Freehold

PROPERTY DESCRIPTION

This is a superb opportunity to acquire a spacious two bedroom bungalow situated in a cul-de-sac position of the popular York Crescent in Newton Hall. In brief the accommodation comprises of entrance hall, a bright and spacious living room to the front aspect, dining room leading through to a fitted kitchen to the rear with window overlooking the garden, a stylish newly installed shower room, two bedrooms, and storage cupboard. The kitchen provides access to the single garage, with door to rear garden.

Viewing is strongly recommended.

Council Tax Band - B

FEATURES

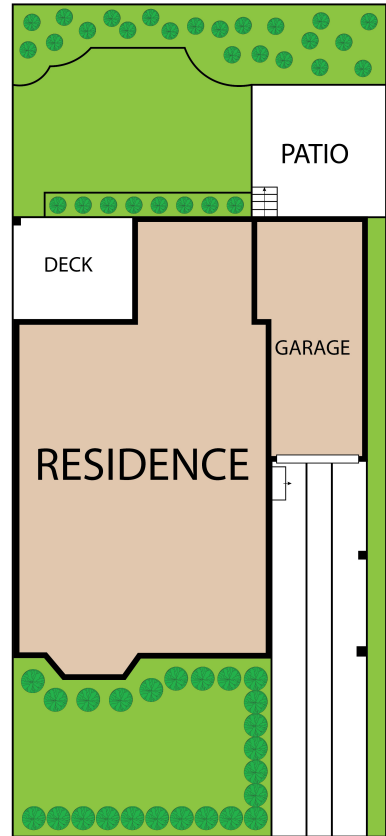
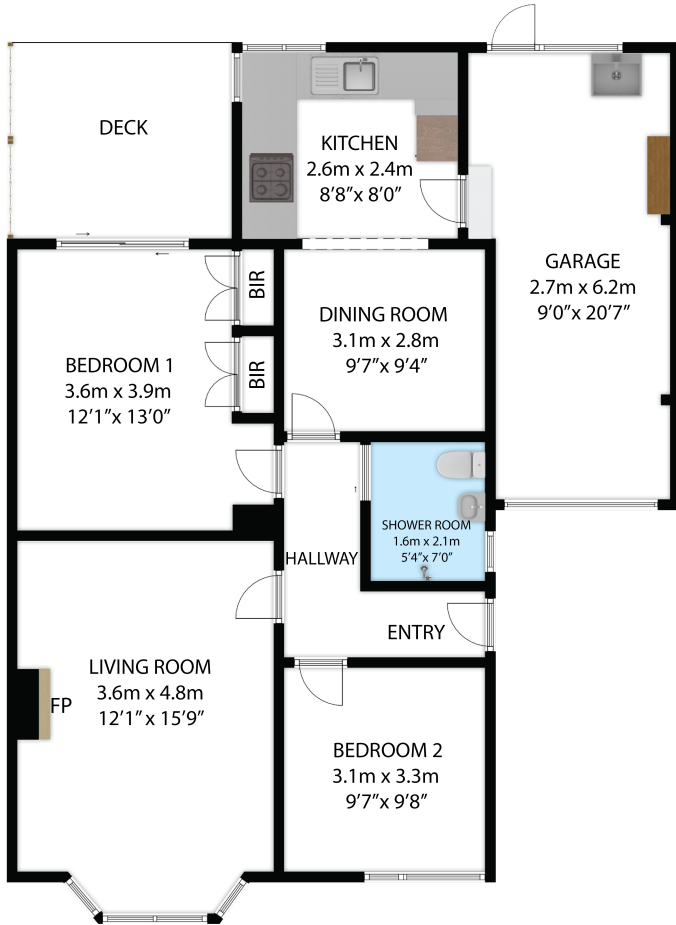
- Semi Detached Bungalow
- Two Double Bedrooms
- Stylish Shower Room
- South Facing Rear Garden
- Cul-De-Sac Location



ROOM DESCRIPTIONS



FLOORPLAN & EPC



172 York Crescent, Durham DH1 5QS, UK, DH1 5QS

TOTAL APPROX. FLOOR AREA 85 SQ.M 914 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

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