











2 bedroom semi-detached house for sale, Collingdon Green, High Spen NE39 (1300 G



Location **Northern Ireland, County Durham**
<https://www.freedasz.co.uk/x-163755-z>

**** BEAUTIFULLY PRESENTED - SEMI DETACHED HOUSE - TWO DOUBLE BEDROOMS - VIEWING ESSENTIAL ****
 Description We are delighted to offer for sale this semi detached house situated in Collingdon Green. The property has been much improved by the current owners and we strongly recommend viewing in order to fully appreciate all this property has to offer. Comprising of entrance lobby, cloakroom/WC, lounge with feature wood burning stove, fitted kitchen, two double bedrooms and family bathroom/WC. Externally, driveway parking and gardens to the front and rear. EPC rating grade D. A full copy of the EPC will be available upon request.
 Location Collingdon Green is a modern development situated in the residential area of High Spen. The village is well placed to access the wider North East region.
 Our View Arrange to view today - this is a great property situated in a popular residential location.
 Entrance Lobby 3' 4" x 4' 9" (1.02m x 1.44m)
 Cloakroom / WC 3' 8" x 4' 1" (1.1m x 1.24m)
 Lounge 19' 2" x 11' 8" (5.85m x 3.55m)
 Kitchen 8' 9" x 11' 7" (2.66m x 3.52m)
 First Floor Landing
 Bedroom 9' 8" x 11' 8" (2.93m x 3.54m)
 Bedroom 8' 9" x 11' 8" (2.66m x 3.54m)
 Family Bathroom / WC 4' 11" x 8' 5" (1.51m x 2.57m)
 External Front Garden Drive Rear Garden
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller!

01207 653077

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