



**46 Harwood Close, Durham, DH6 4FE**

**£185,000**

We are pleased to offer to the market this exceptional three bedroom town house situated in the pleasant village of Coxhoe close to local schools and shops and with good links to Durham City. The property has been very well maintained by the present owner and benefits from gas central heating, double glazing, a pleasant lounge, attractive fitted kitchen with built in appliances, downstairs cloakroom, three good size bedrooms with larger than average en-suite to the master, white family bathroom suite, designated parking and gardens. We would recommend an early inspection to appreciate this quality family home.

## Ground Floor

### Entrance Porch

Has composite entrance door.

### Lounge 12'7 x 14'1 (3.84m x 4.29m)

Has storage cupboard and central heating radiator.

### Downstairs Cloakroom

Has white suite comprising: WC, hand wash basin, part tiled walls, laminate flooring and central heating radiator.

### Kitchen 12'7 x 8'4 (3.84m x 2.54m)

Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built in electric oven with electric hob and stainless steel extractor canopy, integrated fridge freezer, wall mounted combination gas boiler, central heating radiator, laminate flooring and UPVC French doors leading out onto rear garden.

## First Floor

### Bedroom 1 10'9 x 11'3 (3.28m x 3.43m)

Has central heating radiator and sliding door wardrobes.

### Bedroom 2 10'9 x 9'1 (3.28m x 2.77m)

Has fitted sliding door wardrobes and central heating radiator.

### Bathroom WC

Has white suite comprising: panel bath, hand wash basin, WC, central heating radiator, part tiled walls and laminate flooring.

## Second Floor

### Bedroom 3 9'2 x 15'7 (2.79m x 4.75m)

Has central heating radiator and en-suite.

### En-Suite

Has white suite comprising: WC, hand wash basin and single shower cubicle with mixer shower, central heating radiator, part tiled walls and laminate flooring.

### Exterior

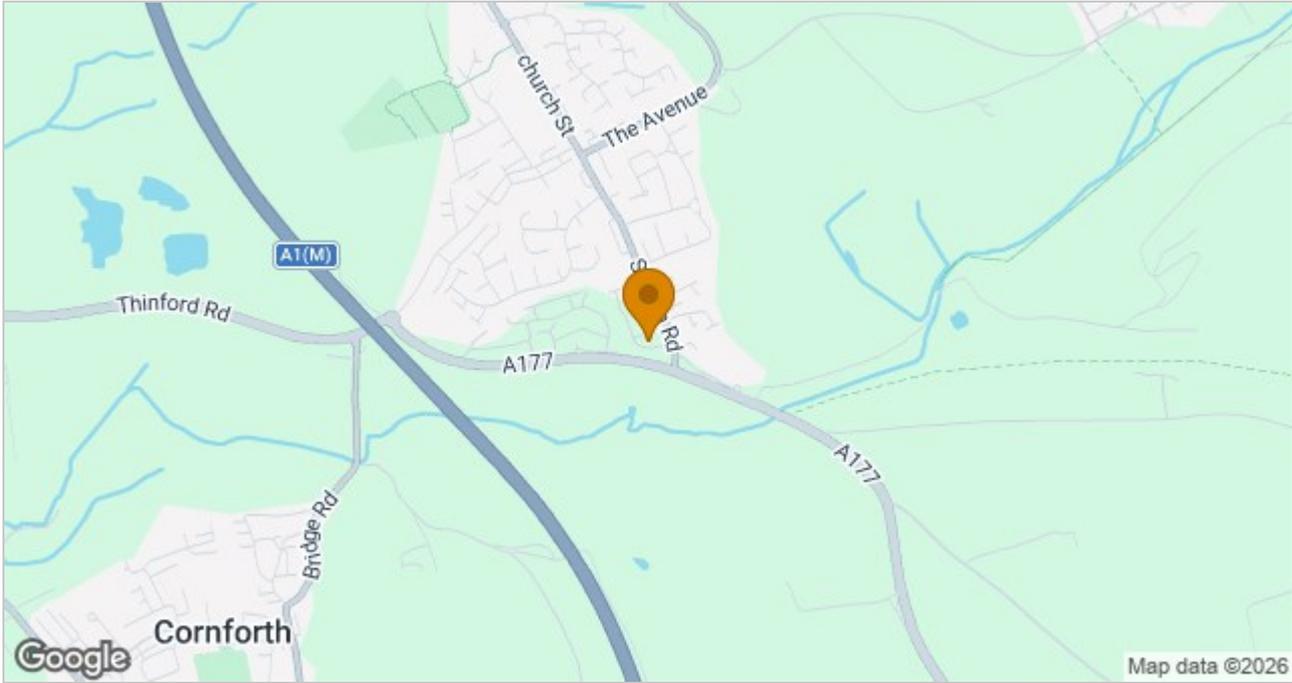
Has front garden laid to lawn and enclosed rear garden also laid to lawn and designated parking space.

### Disclaimer

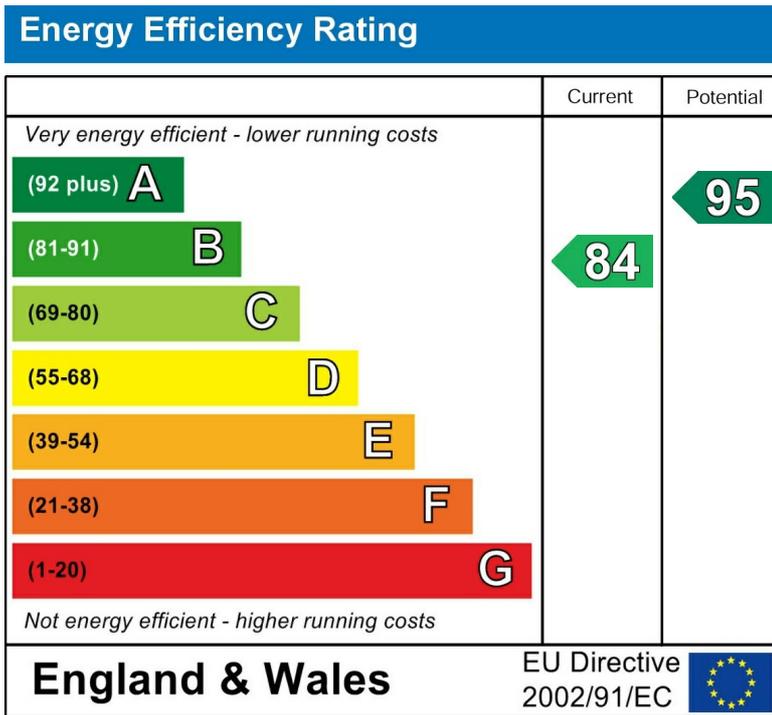
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## Area Map



## Energy Efficiency Graph



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