

# DEAN & CO

ESTATE AGENTS

SALES - LETTING - AUCTIONS



## 63 Broomside Lane

, Durham, DH1 2QT

Offers Over £115,000



Located on Broomside Lane in Durham, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and families alike. The property boasts three well-proportioned bedrooms, making it ideal for those seeking space and comfort.

Upon entering, you will be greeted by a bright reception room that serves as a perfect gathering space for family and friends. The recent updates, including new carpets and fresh paint throughout, ensure a modern and welcoming atmosphere, ready for you to move in and make it your own.

The property features a functional bathroom, catering to the needs of a busy household. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting home.

We are inviting offers over £115,000, this property represents a fantastic investment in a sought-after area. Broomside Lane is conveniently located, providing easy access to local amenities, schools, and transport links, making it an ideal choice for those who value both comfort and convenience.



Living room 16'1" x 15'0" (4.91m x 4.59)

Kitchen 5'5" x 16'6" (1.67 x 5.05)

Upstairs landing 6'0" x 8'6" (1.83 x 2.6)

Bathroom 5'10" x 6'5" (1.79 x 1.98)

Bedroom 1 10'3" x 11'4" (3.13 x 3.47)

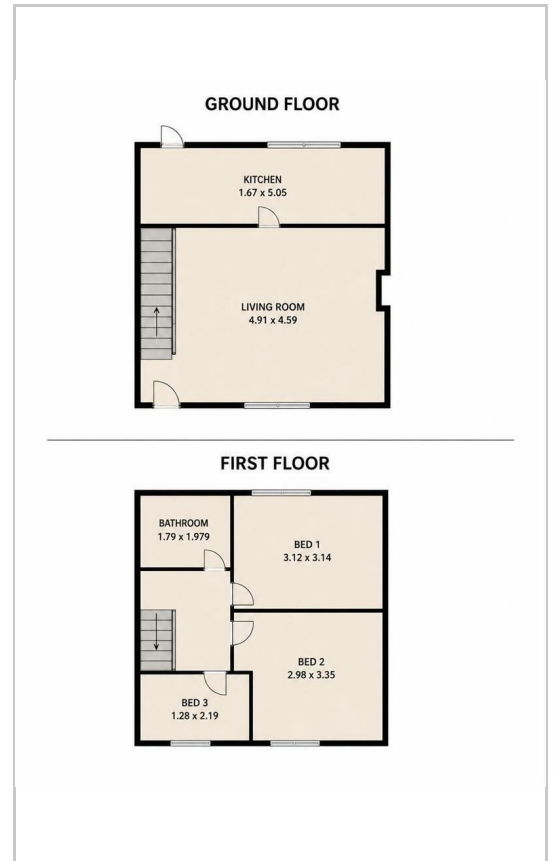
Bedroom 2 9'9" x 10'11" (2.98 x 3.35)

Bedroom 3 6'0" x 7'2" (1.84 x 2.2)

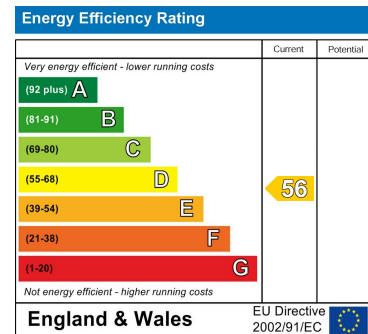
## Area Map



## Floor Plans



## Energy Efficiency Graph



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