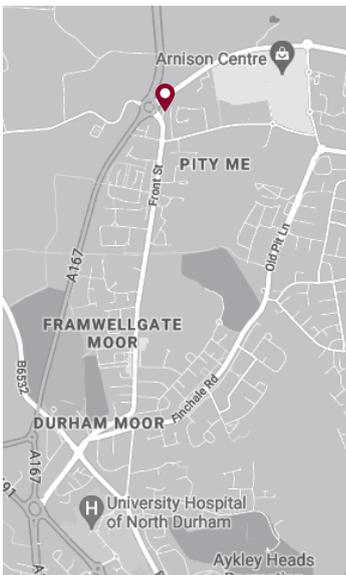


Briar Row, Durham



Six traditionally built, high-quality homes designed for modern, sustainable living with three bedrooms, air source heating, parking & outdoor space.

£195,000–£199,000



A FANTASTIC LOCATION IN PITY ME, DH1

With a retail park on your doorstep and a great choice of schools, Pity Me in North Durham is also situated within easy access of Durham city centre and has a fantastic range of local amenities.

SUSTAINABLE HEATING AND COST-SAVING IN ONE

Each Briar Row home is heated by an Air Source Heat Pump which works like a 'reverse fridge', constantly depositing heat into the house from the outside air. This once-futuristic technology is now rapidly gaining in popularity – and you will be one of the first homeowners in the North East to heat their home via renewable energy sources.

ALL THE HIGH QUALITY FINISHES WE'RE KNOWN FOR

- Piped underfloor heating
- Open-plan kitchen/lounge with high-end kitchen suite
- Bi-fold doors out to easy-care, private outdoor space
- Three bedrooms, en-suite to master bedroom

A STRESS-FREE, RISK-FREE NEW HOME

2 years Builders Warranty, 10 years NHBC Warranty



Raising Standards. Protecting Homeowners

Book a viewing or reserve your new home today



Call us on 0191 933 5485



Email homes@mccarrick.co.uk

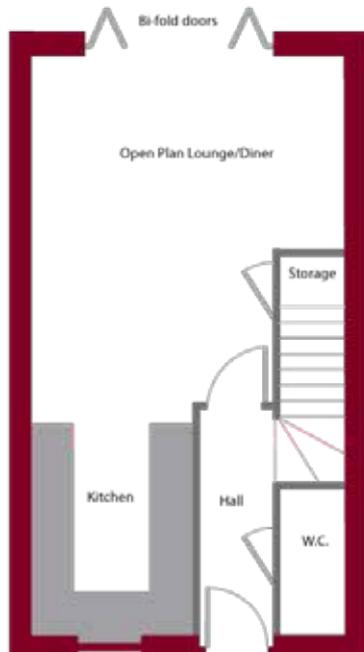


Book online at BriarRow.co.uk

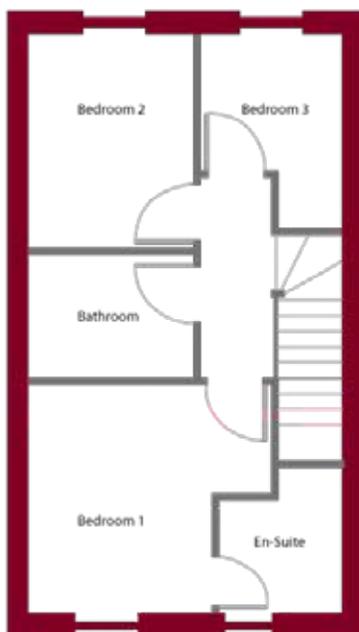
BriarRow.co.uk



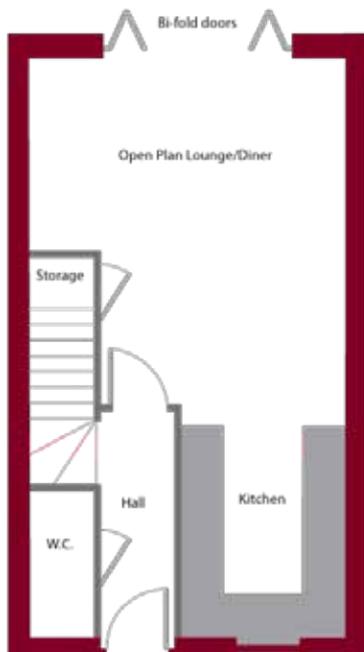
Houses 1, 3, 5
GROUND FLOOR PLAN*



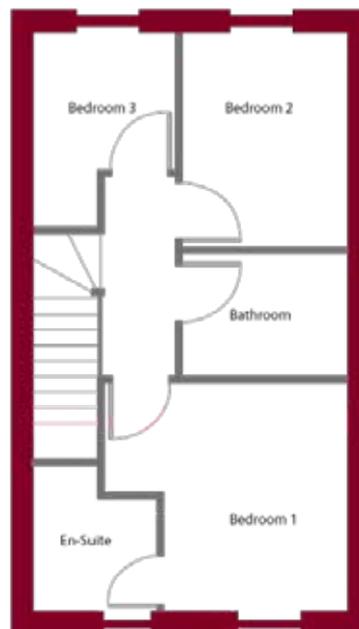
FIRST FLOOR PLAN



Houses 2, 4, 6
GROUND FLOOR PLAN*



FIRST FLOOR PLAN



Specifications

- Air Source Heating and Hot Water via Daikin ASHP system
- Piped Underfloor Heating

KITCHEN

- High spec, luxury units and worktops
- Recessed Downlights
- Induction hob / Extractor
- Fan Oven
- Integrated Fridge Freezer
- Integrated Dishwasher
- Integrated Washing Machine
- Integrated Microwave

LOUNGE/DINER

- Bi-fold Doors to Patio Entertainment Area
- Understairs Storage Cupboard

WC

- Toilet / Wash Basin set into Vanity Unit
- Ceramic Tiles
- Luxury Mirror Light

BATHROOM

- L-shaped Bath & Overhead Shower
- Chrome Towel Rail
- Designer Sink, Vanity Unit
- WC
- Ceramic Tiles

ENSUITE TO BEDROOM 1

- Dual Head Shower
- Sink, WC
- Ceramic Tiles

EXTERIOR

- Ample parking
- Provision for Electric Car Charging Point
- Fenced, Indian Stone patio area

QUALITY OF BUILD

These homes have been built using time-honoured traditional building methods – no shortcuts and no cheap materials. They are insulated to the highest possible specification to reduce noise between houses as well as heat egress. We have installed proper piped underfloor heating (as opposed to an imitation electric heat mat) to the ground floor and upstairs radiators, all heated by the Daikin Air Source Heat Pump system which will create a cosy home using renewable energy.

*Dimensions and fixtures are for illustrative purposes only.

Over 65 years of home-building experience

Alongside McCarrick Construction, our commercial division, McCarrick Homes has been building homes since 1953, whether renovating stately homes or creating bespoke new-build developments. Our relationship with buyers of our houses is personal as well as professional – we put a lot of effort into ensuring you will love them as much as we do. More information can be found at McCarrickHomes.co.uk