



Hastings Avenue

Durham DH1 3QQ

Offers In The Region Of £300,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Hastings Avenue

Durham DH1 3QQ



- Remodelled and much improved
- EPC RATING - D
- Contemporary shower room/WC

- Stylish modern interior
- Superb open plan kitchen, dining and living area
- Easy access to Durham City and University buildings

- Beautiful open aspect views
- Three well proportioned bedrooms
- Durham Johnston Secondary School catchment area

Venture Properties are delighted to offer for sale this remodelled and much improved, three bedroom semi detached house situated in a cul de sac location within walking distance to the city centre, the catchment area for Durham Johnston secondary school and with good road links for commuting via the A167. With a stylish modern interior and beautiful open aspect views, viewing is highly recommended for full appreciation.

The current owner has made many improvements including the creation of a superb open plan kitchen, dining and living area and stylish refitted shower room, new windows, as well as a re-wire. The floor plan comprises to the ground floor of a welcoming entrance hallway with WC, bespoke kitchen with island unit incorporating a breakfast bar and a living area, living room with bay window and utility room. The first floor landing leads to three well proportioned bedrooms, all with built in storage and a stylish refitted shower room/WC. Externally there is a driveway for off street parking, a garage and large, mature garden enjoying the stunning views.

Properties of this nature prove very popular and early viewing is essential to avoid disappointment.

GROUND FLOOR

Hall

Welcoming entrance hallway with staircase leading to the first floor, wood parquet flooring, radiator and understairs storage.

WC

Comprising of a WC, hand wash basin, recessed spotlighting and attractive tiled flooring.

Open Plan Kitchen, Dining and Living Area

18'7" x 12'2" (5.67 x 3.72)

A stunning open plan kitchen, dining and living area which is perfect for modern living and enjoying beautiful views to the rear of the property.

The kitchen is fitted with a bespoke range of units and storage including an island unit with breakfast bar and marble work surfaces incorporating a sink unit with mixer tap, a built in oven and hob, integrated fridge and dishwasher. Further features include UPVC double glazed french doors opening to the rear garden, further UPVC double glazed window, feature lighting, a wall panel radiator, radiator and wood parquet flooring.

Living Room

12'11" x 12'2" (3.96 x 3.72)

Spacious reception room with a UPVC double glazed bay window to the front and radiator.

Utility Room

9'4" x 6'5" (2.85 x 1.97)

With bespoke large units, fitted wooden worktop, plumbing for a washing machine, tumble dryer space, internal door to the garage and a UPVC double glazed window and door to the rear garden.

FIRST FLOOR

Landing

Having a UPVC double glazed opaque window to the side and access to the loft which houses the combi gas central heating boiler.

Bedroom One

15'0" x 11'3" (4.59 x 3.43)

Generous double bedroom with a UPVC double glazed bay window to the front, radiator and fitted wardrobes providing ample storage.

Bedroom Two

11'9" x 11'3" (3.59 x 3.43)

Double bedroom with a UPVC double glazed window to the rear enjoying beautiful views, fitted wardrobes and radiator.

Bedroom Three

9'6" x 6'11" (2.91 x 2.13)

Well proportioned single bedroom with a UPVC double glazed window to the front, storage cupboard and radiator.

Shower Room/WC

8'9" x 6'0" (2.69 x 1.83)

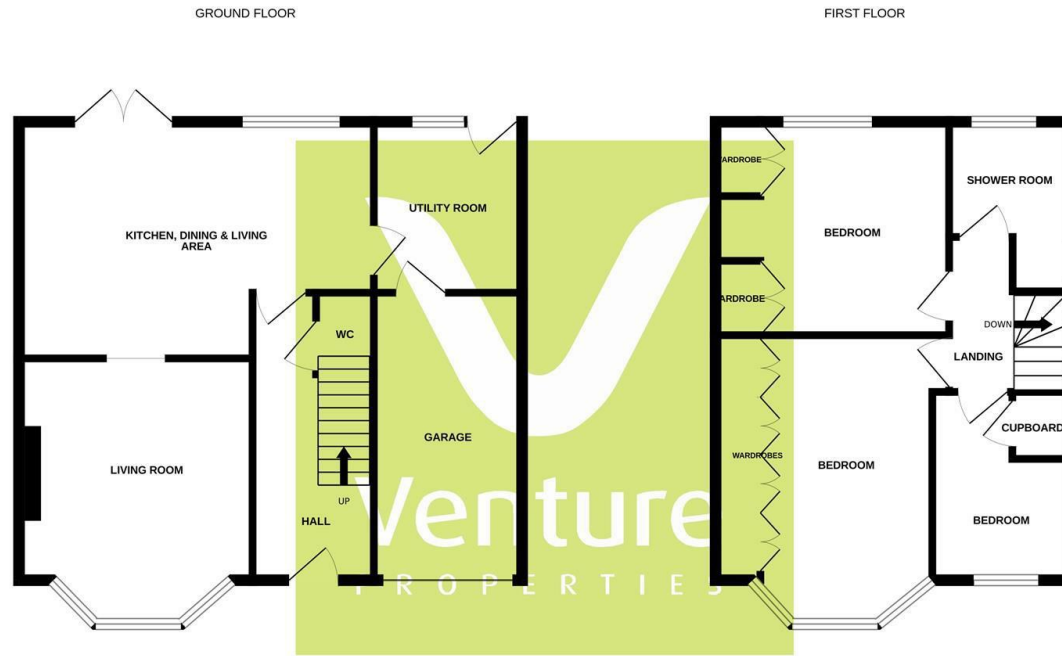
Stylish refitted and remodelled shower room comprising of a walk-in cubicle with rainfall shower, wash basin set to a bespoke vanity unit and WC. Having a UPVC double glazed window to the rear, opaque UPVC double glazed window to the side, built in shelving, recessed spotlighting, heated towel rail and extractor fan.

EXTERNAL

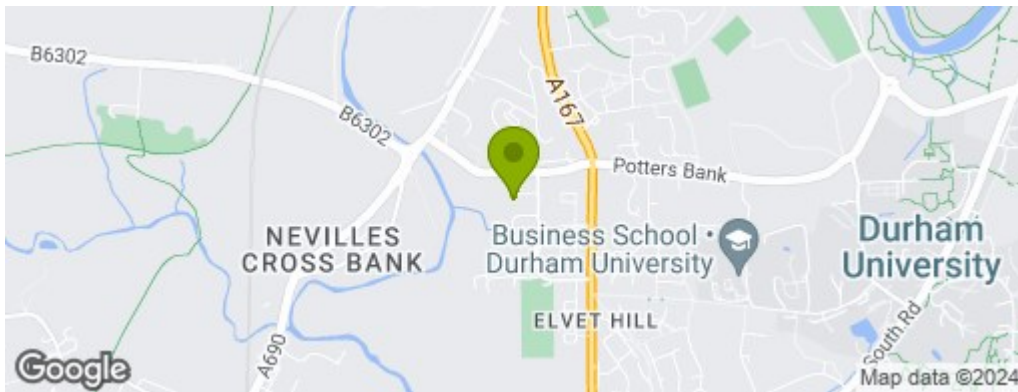
To the front of the property is a block paved driveway providing off street parking for three vehicles, whilst to the rear is a large, mature garden benefitting from extensive views.

Garage

Having a roller door, power and lighting and internal door to the utility room.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

EPC RATING - D : TENURE - FREEHOLD : COUNCIL TAX BAND - C

0191 3729797

4 New Elvet, Durham City, County Durham, DH1 3AQ
durham@venturepropertiesuk.com