



Moor Crescent

Gilesgate DH1 1PB

Offers In The Region Of £199,950





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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Moor Crescent

Gilesgate DH1 1PB



- Cul de sac location
- EPC RATING - D
- Three bedrooms

- Large garden
- Easy access to Durham City
- Large open plan kitchen and dining room

- Close to local amenities
- Good road links for commuting
- Kitchen and utility room

Venture Properties are delighted to offer for sale, this three bedroom semi detached house with large rear garden, ample off street parking and garage.

Tucked away in a small cul de sac, the property has a floor plan comprising of a welcoming entrance porch and hallway, spacious open plan living and dining room with a bay window to the front and french doors opening to the rear garden, a fitted kitchen and useful utility room. To the first floor there are two generous double bedrooms, further single bedroom and a family bathroom. The property is fully block paved to the front for off street parking, whilst the extensive rear garden is perfect for family buyers.

Moor Crescent has excellent access to local amenities available in both Gilesgate and the nearby Dragonville Retail Park. It is also with easy reach of Durham City centre and to both the A1(M) and A690 for commuting across the region.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Entrance Porch

Entered via UPVC double glazed doors. With UPVC double glazed windows and internal door to the hall.

Hall

With stairs leading to the first floor, laminate flooring and coving.

Open Plan Living and Dining Room

23'10" x 12'6" (7.27 x 3.82)

Spacious open plan reception room with a UPVC double glazed bay window to the front, UPVC double glazed french doors to the rear garden, electric fire, coving, laminate flooring and two radiators.

Kitchen

10'5" x 7'11" (3.19 x 2.42)

Fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a gas cooker, fridge space, laminate flooring, recessed spotlighting, extractor fan, storage cupboard, radiator and UPVC double glazed window to the rear.

Utility Room

7'6" x 7'3" (2.30 x 2.22)

With a UPVC double glazed window and door to the rear garden, an internal door to the garage, fitted worktop and wall unit, plumbing for a washing machine, space for a tumble dryer and radiator.

FIRST FLOOR

Landing

With a UPVC double glazed window to the side.

Bedroom One

12'7" x 11'3" (3.85 x 3.43)

Generous double bedroom with a UPVC double glazed bay window to the front, coving and radiator.

Bedroom Two

11'3" x 10'6" (3.43 x 3.21)

Double bedroom with a UPVC double glazed window to the rear, coving, radiator and access to the loft which is boarded for storage.

Bedroom Three

7'3" x 6'3" (2.21 x 1.91)

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

Bathroom/WC

8'1" x 7'8" (2.47 x 2.36)

Comprising of a panelled bath with mains fed shower over, pedestal wash basin, WC, tiled splashbacks, recessed spotlighting, radiator, cupboard housing the gas central heating boiler and UPVC double glazed opaque windows to the rear and side.

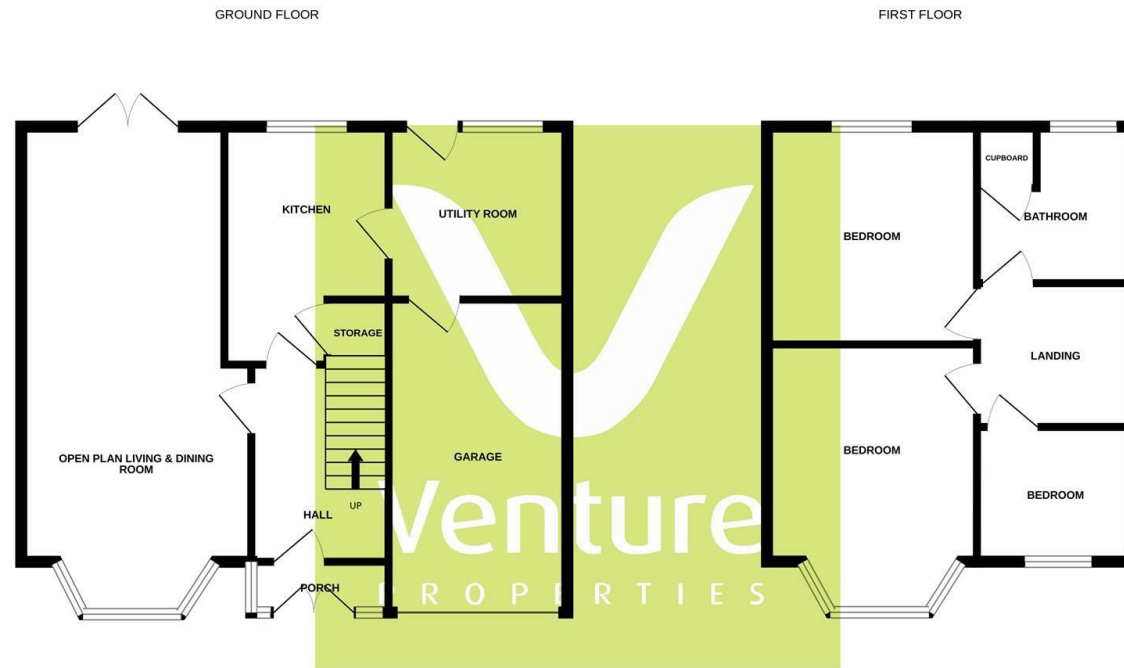
EXTERNAL

The front of the property is fully block paved providing off street parking and leading to the garage, whilst to the rear is an extensive enclosed garden with artificial lawn, patio area, further decked patio, mature borders, low maintenance play area, exterior lighting and power points.

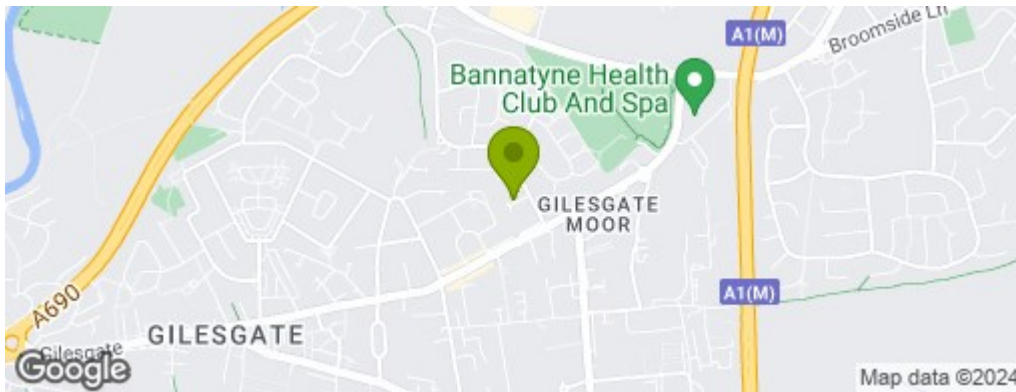
Garage

15'10" x 7'4" (4.85 x 2.26)

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

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