



Kepier Crescent

Gilesgate DH1 1PG

Offers In The Region Of £180,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Kepier Crescent

Gilesgate DH1 1PG



- No chain involved
- EPC Rating - D
- Highly sought after location

- Three double bedrooms
- Large garden
- Easy access to Durham City

- Two reception rooms plus conservatory
- Modern refitted kitchen
- Close to local amenities

Available for sale with no chain involved, this very spacious semi detached house with three double bedrooms and large garden. The property is situated in the sought after location of Gilesgate, close to a wide range of local amenities and with easy access to Durham City.

Having a floor plan comprising of an entrance hall, generous living room leading to a conservatory, dining room and modern refitted kitchen. To the first floor are three well proportioned double bedrooms, a bathroom and separate shower room/WC. Externally the property enjoys a very generous rear garden.

We anticipate a high level of interest and recommend an early viewing to avoid disappointment.

GROUND FLOOR

Hall

Entered via UPVC double glazed door. With stairs leading to the first floor and laminate flooring.

Living Room

18'1" x 11'6" (5.52 x 3.51)

Spacious reception room with a UPVC double glazed window to the front and UPVC double glazed french doors to the conservatory, a feature fireplace housing an electric fire, coving, laminate flooring and a radiator.

Conservatory

An excellent addition to the property with UPVC double glazed windows, laminate flooring and UPVC double glazed french doors opening to the rear garden.

Dining Room

11'10" x 9'10" (3.61 x 3.00)

Having a UPVC double glazed window to the front, laminate flooring and radiator.

Kitchen

16'2" x 9'5" (4.95 x 2.88)

Large kitchen refitted with a range of contemporary wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a gas cooker with stainless steel extractor over, fridge/freezer space, tumble dryer space and plumbing for a washing machine. Having a UPVC double glazed window to the rear, tiled flooring, two radiators, an understairs storage cupboard, two UPVC double glazed opaque windows to the side and an external door to the side .

FIRST FLOOR

Landing

With access to the loft and radiator..

Bedroom One

12'1" x 11'6" (3.70 x 3.51)

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

Bedroom Two

11'11" x 9'4" (3.64 x 2.85)

Double bedroom with a UPVC double glazed window to the front, radiator and storage cupboard which houses the combi gas central heating boiler.

Bedroom Three

10'2" x 9'0" (3.11 x 2.75)

Further double bedroom with a UPVC double glazed window to the side, laminate flooring and radiator.

Bathroom

6'5" x 5'6" (1.98 x 1.70)

Comprising of a panelled bath, pedestal wash basin, tiled flooring, and UPVC double glazed opaque window to the rear.

Shower Room/WC

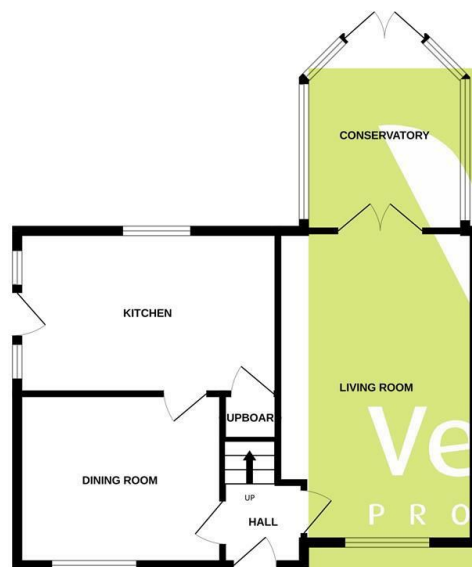
10'9" x 2'8" (3.30 x 0.83)

Comprising of a cubicle with electric shower, WC, fully tiled walls and flooring, radiator and UPVC double glazed opaque window to the rear.

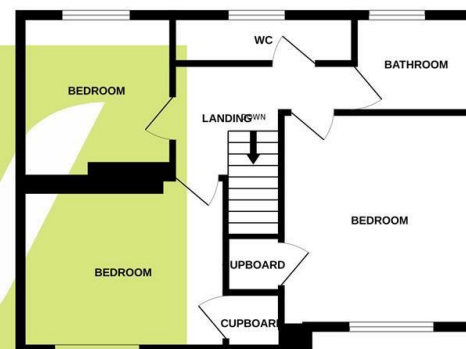
EXTERNAL

The property has a garden to the front and to the rear is a large, lawned garden with patio area.

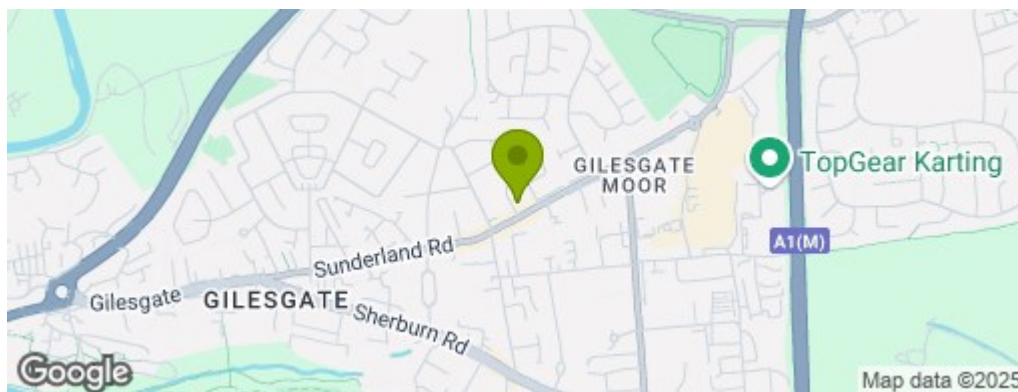
GROUND FLOOR



FIRST FLOOR



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 - B

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