



Local Avenue

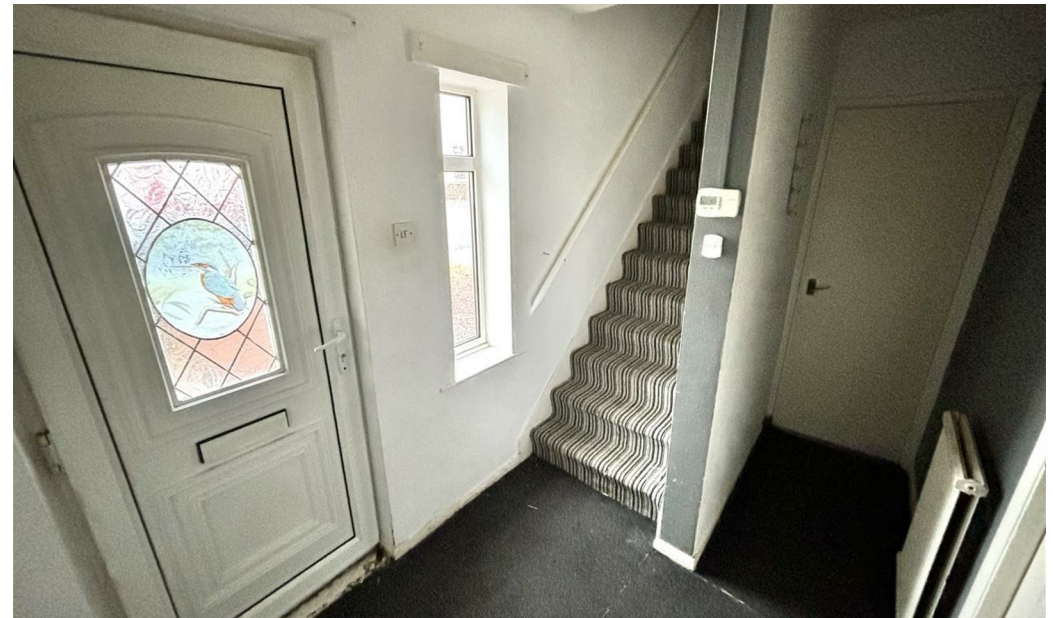
Sherburn Hill DH6 1HQ

£60,000





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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Local Avenue

Sherburn Hill DH6 1HQ



- Available with no chain involved
- EPC RATING - D
- Potential rental income up to £650 PCM

- Two double bedrooms
- In need of modernisation
- Spacious living room and kitchen

- Garden and driveway
- Ideal investment opportunity
- Gas central heating and double glazing

PUBLIC NOTICE

29 Local Avenue, Sherburn Hill, DH6 1HQ.

We are acting in the sale of the above property and have received an offer of £60,000 on the above property.

Any interested parties must submit any higher offers in writing to Venture Properties (Durham Branch) before exchange of contracts takes place on 0191 372 9797 or a durham@venturepropertiesuk.com

Available with no chain involved, this semi detached house with two double bedrooms is in need of some modernisation but offers lots of potential. An ideal investment opportunity with potential rental income of up to £650 PCM.

The floor plan comprises of a lobby area with storage cupboard and on into the spacious living room and the fitted kitchen. To the first floor the landing with storage cupboard leads to two double bedrooms and the bathroom/WC. The property offers gas central heating and UPVC double glazing.

Local Avenue is located within walking distance to local amenities and served by a regular public transport service. There are good road links to Durham City which lies approximately 4 miles distant.

GROUND FLOOR

Entrance Lobby

Entered via UPVC dooo. Having stairs leading to the first floor, UPVC double glazed window to the front, large storage cupboard and radiator.

Living Room

14'11" x 11'2" (4.55 x 3.41)

Spacious reception room with a UPVC double glazed window to the rear, fireplace, laminate flooring and radiator.

Kitchen

14'11" x 5'10" (4.55 x 1.80)

Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, an electric cooker point and plumbing for a washing machine. Further features include a UPVC double glazed window to the rear and UPVC double glazed external door to the side.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the side, radiator, access to the loft and storage cupboard.

Bedroom One

13'0" x 12'0" (3.98 x 3.67)

Generous double bedroom with a UPVC double glazed bow window to the front, a radiator and cupboard housing the combi gas central heating.

Bedroom Two

11'3" x 8'9" (3.45 x 2.68)

A further well proportioned double bedroom with a UPVC double glazed window to the rear and radiator.

Bathroom/WC

6'0" x 5'6" (1.84 x 1.70)

Comprising of a panelled bath, hand wash basin and WC. Having tiled splashbacks, radiator and UPVC double glazed opaque window to the side.

EXTERNAL

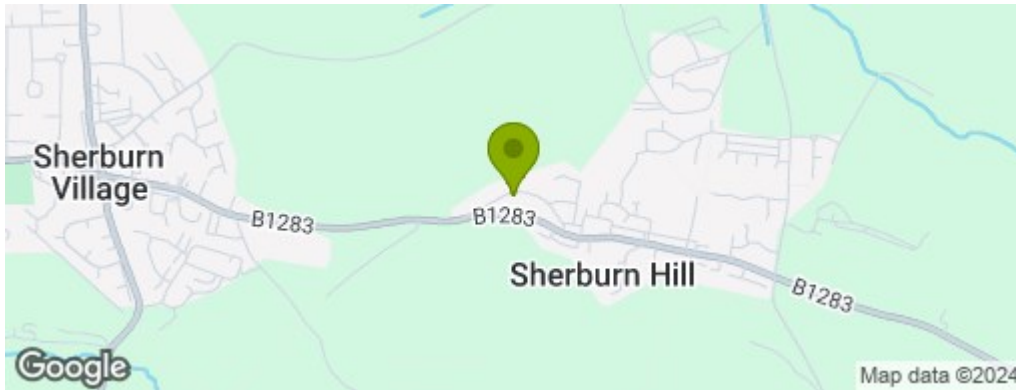
To the front of the property is a low maintenance garden and driveway for off street parking, whilst to the rear is an enclosed lawned garden.

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 - A

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