



Garden Court

Sherburn Village DH6 1DR

£115,000





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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- No onward chain
- EPC RATING - C
- Spacious living room with french doors to the garden

- Sensibly priced
- Cul de sac location
- Perfect for FTBs or BTL investors - Potential rental income up to £750 PCM

- Three bedrooms
- Open plan kitchen and dining room
- Boiler fitted in 2023 with Hive controls

Venture Properties are delighted to offer for sale this with no onward chain, this mid terraced house within a cul de sac in the sought after village of Sherburn, ideally placed for access in to Durham City and in easy reach of local amenities.

The deceptively spacious and well presented accommodation comprises of a welcoming entrance hallway with cloakroom/WC, open plan kitchen and dining room, which is perfect for entertaining and a spacious living room with french doors opening in to the rear garden. To the first floor there are three well proportioned bedrooms, the master with wardrobes, as well as the modern bathroom. Externally there is communal parking within the cul de sac at the front and an enclosed garden to the rear.

We anticipate that this property will appeal to a wide range of buyers and therefore recommend viewings at your earliest convenience.

GROUND FLOOR

Entrance Hall

Welcoming hallway with stairs leading to the first floor, laminate flooring and radiator.

Cloakroom/WC

With WC, hand wash basin, radiator, wall mounted gas central heating boiler (fitted 2023) and UPVC double glazed opaque window to the front.

Open Plan Kitchen and Dining Room

13'6" x 11'4" (4.14 x 3.46)

Fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, built in stainless steel oven and gas hob with extractor over, plumbing for a washing machine and dishwasher and a fridge/freezer space. Further features include a UPVC double glazed window to the front, tiled splashbacks, laminate flooring and radiator.

Living Room

14'8" x 11'6" (4.49 x 3.51)

Spacious reception room with a UPVC double glazed window to the rear and french doors opening to the rear garden, understairs cupboard, laminate flooring and radiator.

FIRST FLOOR

Landing

With access to the loft and a radiator.

Bedroom One

14'8" x 9'8" (4.49 x 2.95)

Generous double bedroom with two UPVC double glazed windows, built in wardrobes, airing cupboard, laminate flooring and radiator.

Bedroom Two

9'9" x 7'9" (2.99 x 2.38)

Double bedroom with a UPVC double glazed window to the rear and radiator.

Bedroom Three

6'6" x 6'5" (2.00 x 1.98)

Single bedroom with a UPVC double glazed window to the rear and radiator.

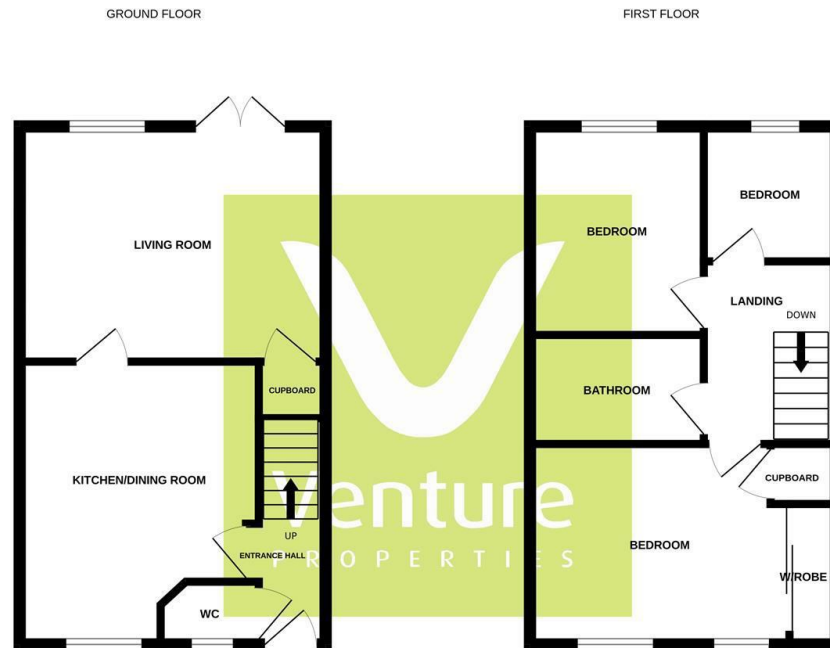
Bathroom/WC

7'5" x 5'4" (2.28 x 1.64)

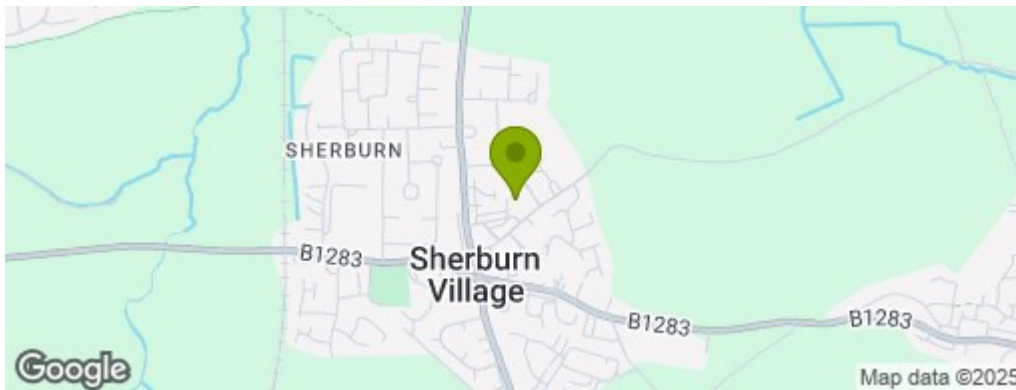
Fitted with a white suite comprising of a panelled bath with electric shower over, pedestal wash basin and WC. Having tiled splashbacks, radiator and extractor fan.

EXTERNAL

There is parking to the front within the cul de sac and an enclosed garden with lawn and patio to the rear.



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 - C TENURE - FREEHOLD COUNCIL TAX BAND - B

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