



**Ashdown Avenue**

Gilesgate DH1 1DD

**£209,950**







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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# Ashdown Avenue

Gilesgate DH1 1DD



- No chain involved
- EPC RATING - E
- Two reception rooms

- Rarely available opportunity
- In need of modernisation
- Lots of potential

- Large plot
- Three bedrooms
- Sought after location

16a Ashdown Avenue, Gilesgate. DH1 1DD.

We are acting in the sale of the above property and have received an offer of £190,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent, Venture Properties, 1 Whitfield House, Durham, DH7 8XL. 0191 372 9797 / durham@venturepropertiesuk.com before exchange of contracts takes place.

Available for sale with no onward chain, this spacious detached bungalow enjoys a large plot and offers spacious living accommodation. In need of modernisation, the property has lots of potential and viewing is highly recommended for full appreciation.

The floor plan comprises of an entrance hall, living room with patio doors to the rear garden, open plan kitchen and dining room, three well proportioned bedrooms and bathroom/WC. Externally there are generous mature gardens, ample driveway parking and attached single garage.

In a sought after location, there are a number of local amenities available nearby and there is easy access to Durham City.

## Hall

Entered via double glazed door. With two radiators and access to the loft.

## Living Room

17'0" x 11'11" (5.20 x 3.64)

Spacious reception room with patio doors to the rear garden, feature fireplace and radiator.

## Dining Room

12'3" x 10'11" (3.74 x 3.34)

Open plan to the kitchen with a radiator and storage cupboard.

## Kitchen

10'11" x 7'1" (3.34 x 2.18)

Fitted with a range of units and work surface incorporating a sink and drainer unit, a gas hob with extractor over, plumbing for a washing machine and dishwasher and fridge/freezer space. Having a double glazed window and door to the rear garden.

## Bedroom One

16'0" x 11'11" (4.88 x 3.64)

Generous double bedroom with a double glazed window to the front, radiator and built in wardrobes.

## Bedroom Two

10'11" x 9'3" (3.34 x 2.82)

Having a double glazed window to the front and radiator.

## Bedroom Three

9'7" x 7'8" (2.94 x 2.34)

Further well proportioned bedroom with a double glazed window to the side and radiator.

## Bathroom/WC

7'8" x 6'6" (2.34 x 2.00)

Comprising of a bath, wash basin, WC and double glazed opaque window to the side.

## EXTERNAL

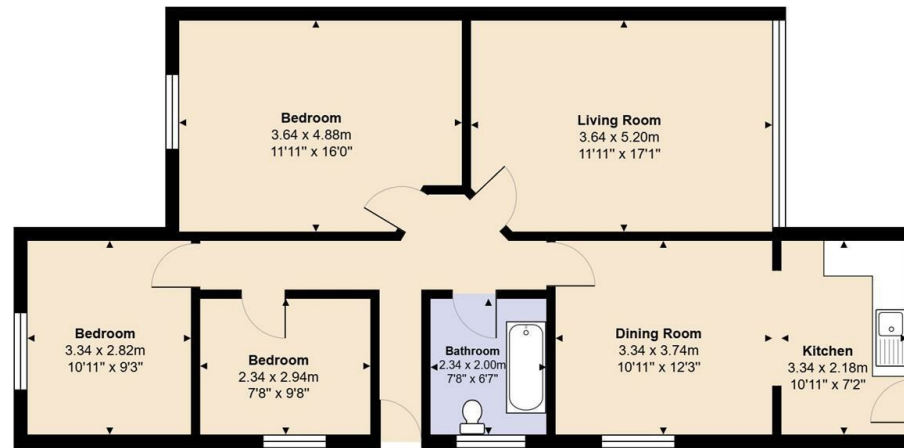
The property enjoys a generous plot with lawns and mature borders. There is a driveway providing off street parking leading to the garage.

## Garage

An attached single garage with up and over door.

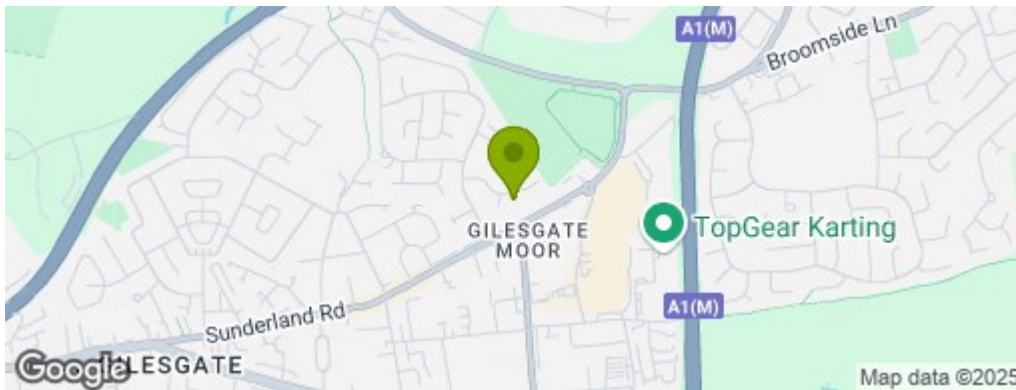


16a, Ashdown Avenue, Gilesgate Moor



Total Area: 89.7 m<sup>2</sup> ... 965 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Property Information

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

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