



**Tindale Avenue**

Framwellgate Moor DH1 5EW

**£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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# Tindale Avenue

Framwellgate Moor DH1 5EW



- Available with no onward chain
- EPC RATING - D
- Close to local amenities

- Previously held a HMO licence for up to 5 bedrooms
- Flexible living accommodation
- Perfect for large families and sharers

- Two bedrooms with en-suites and two further shower rooms
- Walking distance to the University Hospital and city centre
- Good public transport links

## PUBLIC NOTICE

Venture Properties are now in receipt of an offer for the sum of £105,000 for 3 Tindale Avenue, Framwellgate Moor, DH1 5EW. Anyone wishing to place an offer on this property should contact (Venture Properties, 1 Whitfield House, Durham, DH7 8XL. 0191 372 9797, [durham@venturepropertiesuk.com](mailto:durham@venturepropertiesuk.com) before exchange of contracts.

Available with no chain involved, this large three bedroom terraced property with two reception rooms, is conveniently located just off Framwellgate Moor high street, with immediate access to a range of local amenities. It is also located within walking distance to the University Hospital and Durham City centre. The property has previously held a HMO licence for up to 5 people, making it an ideal investment opportunity and viewing is highly recommended.

With an impressive floor plan comprising of an open plan kitchen and living area, a hallway with access to a further reception room, a shower room and to the rear garden. To the first floor there are two bedrooms both with en-suite shower rooms, a further well proportioned bedroom and separate shower room. At second floor level there is a large loft room. Externally there is a low maintenance garden to the rear.

## GROUND FLOOR

### Kitchen

14'7" x 5'10" (4.45 x 1.78)

Fitted with base and wall units having contrasting work tops incorporating a stainless steel sink unit with mixer tap, built in oven

and hob. Having space for a fridge/freezer, washing machine, dishwasher and dryer. With a combi gas central heating boiler, double glazed window to the front and external door.

### Living Room

15'0" x 14'7" (4.58 x 4.45)

Having a feature fireplace, stairs to the first floor, fitted storage units, laminate flooring and radiator.

### Hall

With a UPVC door to the garden, laminate flooring, recessed spotlighting and coving.

### Reception Room

11'1" x 10'5" (3.38 x 3.20)

Further reception room with a UPVC double glazed window to the rear, coving, laminate flooring, recessed spotlighting and radiator.

### Shower Room

Having a cubicle with mains fed shower over, pedestal hand wash basin and WC. Having fully tiled walls, tiled flooring, coving, recessed spotlighting and extractor.

## FIRST FLOOR

### Landing

Having laminate flooring, coving, double glazed window to the front and stairs to the loft.

### Bedroom One

10'6" x 6'9" (3.22 x 2.06)

With a UPVC double glazed window to the rear, laminate flooring, coving, recessed spotlighting and radiator.

### En-suite

Having cubicle with mains fed shower, hand wash basin, chrome heated towel rail, recessed spotlighting and extractor.

### Bedroom Two

12'5" x 7'8" (3.80 x 2.36)

With a UPVC double glazed window to the rear, laminate flooring, recessed spotlighting and radiator.

### En-suite

Comprising of a cubicle with mains fed shower over, pedestal hand wash basin and WC. Having recessed spotlighting and a chrome heated towel

### Bedroom Three

11'2" x 8'8" (3.41 x 2.66)

With a UPVC double glazed window to the front, storage cupboard, laminate flooring, coving and radiator.

### Shower Room

Having cubicle with mains fed shower, WC, recessed spotlights and extractor fan.

## SECOND FLOOR

### Loft Room

19'2" x 14'7" (5.85 x 4.45)

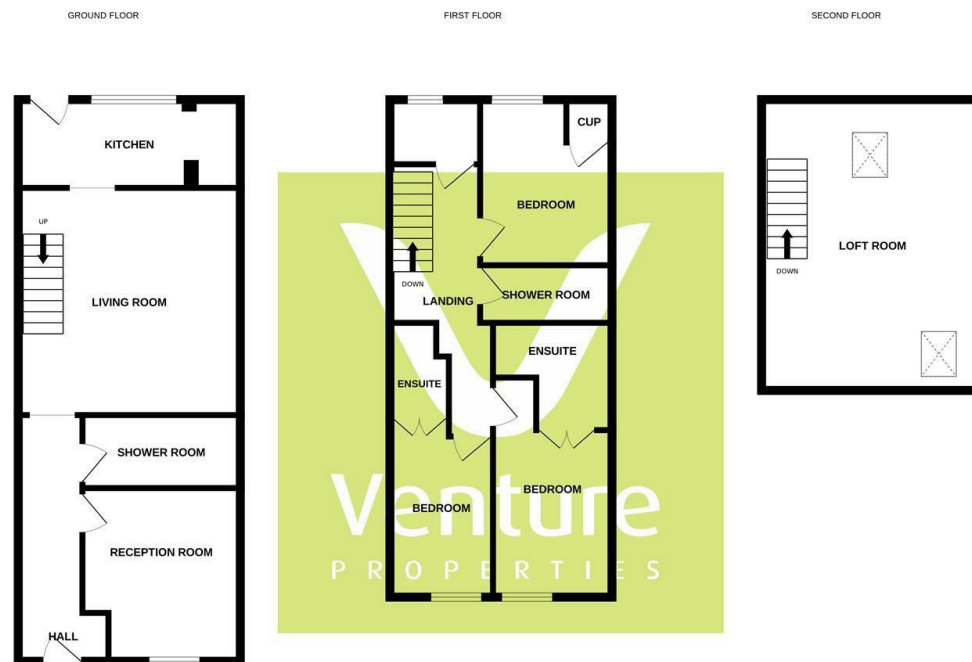
With two velux windows, laminate flooring and radiator.

## EXTERNAL

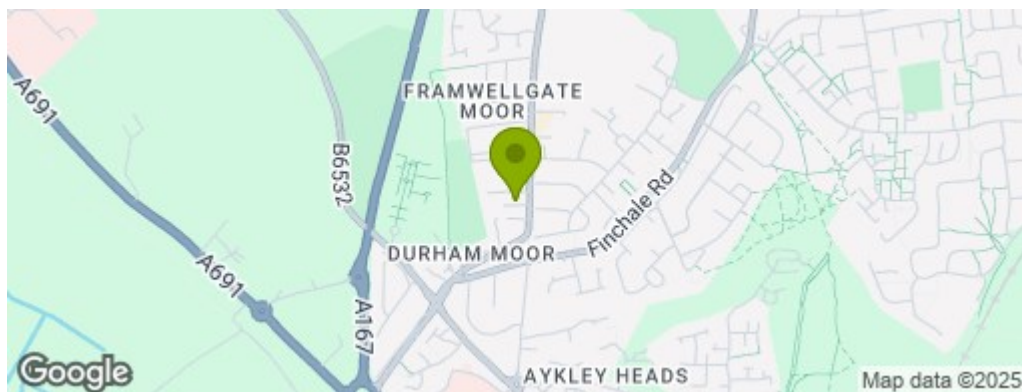
To the rear of the property is a low maintenance patio garden.

[www.venturepropertiesuk.com](http://www.venturepropertiesuk.com)





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.  
Made with Metropix 5/2025



## Property Information

EPC RATING - D. TENURE - FREEHOLD. COUNCIL TAX BAND - A

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