



## Ramshaw Terrace

Kirk Merrington DL16 7JG

Offers In The Region Of £90,000







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.





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.



# Ramshaw Terrace

Kirk Merrington DL16 7JG



- No chain involved
- EPC RATING - D
- Two double bedrooms

- Lovely village location
- Deceptively spacious
- Two reception rooms

- Unique cottage
- Extended to the rear
- Enclosed gardens

Available for sale with no onward chain, this charming cottage in the village of Kirk Merrington, offers deceptively spacious living accommodation including two double bedrooms and two reception rooms.

In need of some modernisation, allowing buyers to add their own stamp, the floor plan comprises of an entrance vestibule, living room with feature fireplace, dining room with patio doors to the rear garden and kitchen. To the first floor there are two double bedrooms and bathroom/WC. Externally there are enclosed gardens to the front and rear and off street parking. The property comes with UPVC double glazing and combi gas central heating.

Kirk Merrington is a desirable village with a selection of local amenities including a primary school and two pubs. There are good road links for access across the region and a regular public transport service.

Viewing is highly recommended.

## GROUND FLOOR

### Entrance Vestibule

Entered via UPVC door. With tiled flooring and internal door to the living room.

### Living Room

15'7" x 12'5" (4.76 x 3.79)

Having a UPVC double glazed window to the front, feature fireplace, two radiators and stairs leading to the first floor.

### Dining Room

11'1" x 9'9" (3.38 x 2.98)

With patio doors opening to the rear garden and radiator.

### Kitchen

9'9" x 9'7" (2.98 x 2.94)

Fitted with a range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in oven and hob with extractor over, plumbing for a washing machine, tiled splashbacks and radiator. Having a UPVC double glazed window and door to the rear garden.

## FIRST FLOOR

### Landing

With an airing cupboard.

### Bedroom One

12'4" x 12'2" (3.76 x 3.73)

Generous double bedroom with a UPVC double glazed window to the front and radiator.

### Bedroom Two

10'2" x 10'0" (3.10 x 3.07)

Further double bedroom with a UPVC double glazed window to the rear, radiator and cupboard housing the combi gas central heating boiler.

### Bathroom/WC

10'0" x 7'8" (3.07 x 2.36)

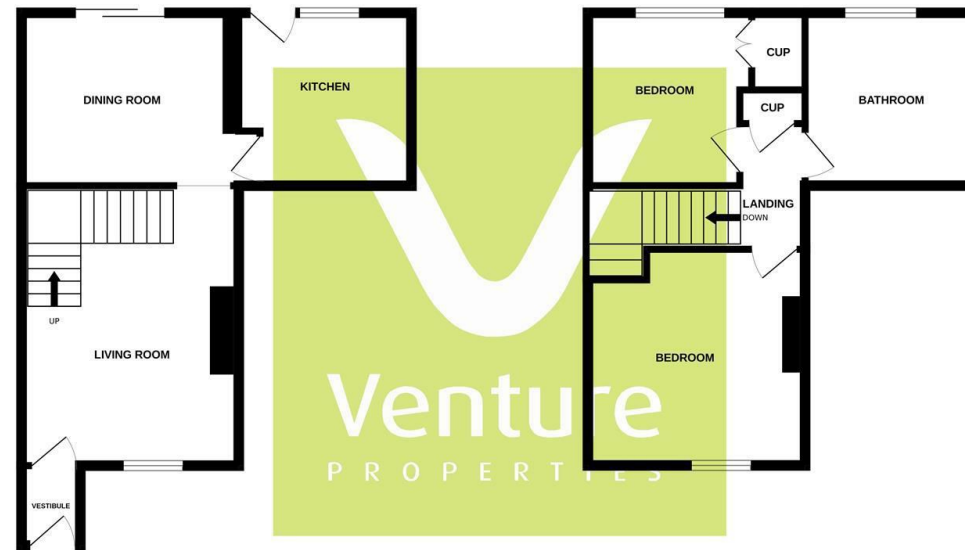
Comprising of a panelled bath, cubicle with mains fed shower, pedestal wash basin, WC, tiled splashbacks, radiator and UPVC double glazed opaque window to the rear.

## EXTERNAL

To the front of the property is an enclosed, low maintenance garden with double gates providing access for off street parking. At the rear is a further garden with planted borders, garden shed and cold water tap.

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.  
Made with Metropix ©2025



## Property Information

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

**0191 3729797**

1 Whitfield House, Durham, County Durham, DH7 8XL  
durham@venturepropertiesuk.com