



Priors Grange

Durham DH6 1DB

Offers In The Region Of £130,000





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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- Sought after estate
- EPC RATING - C
- Stylish refitted bathroom

- Perfect for first time buyers
- Driveway for off street parking
- Good road links for commuting

- Two bedrooms
- Conservatory
- Front and rear gardens

Situated in this highly sought after estate within the popular village of High Pitington, Venture Properties offer for sale this well presented two bedroomed semi detached house, which is a fantastic starter home.

This desirable village has local amenities and a much sought after primary school. It is located approximately 4 miles East of Durham City centre, with good access to both the A1(M) and A690.

The well proportioned living accommodation comprises to the ground floor of an entrance hall, spacious living room and impressive open plan kitchen and conservatory which creates a feeling of space and light. To the first floor there are two good sized bedrooms, the second bedroom having a large fitted wardrobe for storage, as well as a luxurious recently refitted bathroom. Externally there is ample driveway parking and an enclosed garden. The property is enhanced with UPVC double glazing and gas central heating.

Properties on this estate prove very popular, early viewing is therefore highly recommended.

GROUND FLOOR

Entrance Hall

Entered via UPVC double glazed door. Having a UPVC double window to the side and Amtico flooring.

Living Room

15'11" x 12'4" (4.86 x 3.77)

Spacious living area with UPVC double glazed window to the front, open plan stairs to first floor, Amtico flooring and double radiator.

Kitchen

12'4" x 8'9" (3.78 x 2.67)

Fitted with a comprehensive range of base and wall units having contrasting worktops and breakfast bar incorporating a sink and drainer unit with mixer tap, built in double oven, stainless steel gas hob with extractor over, plumbing for washing machine and dishwasher. Having tiled flooring and double radiator. Open to plan to the conservatory creating a feeling of space and light.

Conservatory

8'9" x 8'6" (2.69 x 2.60)

Having UPVC double glazed window, tiled flooring, double radiator and UPVC double glazed door opening in to the garden.

FIRST FLOOR

Landing

With loft hatch.

Bedroom One

12'5" x 8'9" (3.79 x 2.68)

Generous double bedroom situated to the rear of the property with a UPVC double glazed window and single radiator.

Bedroom Two

12'5" x 6'11" (3.79 x 2.13)

The second bedroom is situated to the front of the property with a UPVC double glazed window, single radiator and large fitted wardrobe to one wall providing lots of storage.

Bathroom

9'3" x 4'11" (2.83 x 1.50)

Luxurious refitted white suite comprising of a panelled bath with mains fed shower over, hand wash basin to vanity unit and WC. Having fully tiled walls, tiled flooring, chrome heated towel rail, UPVC double glazed opaque window to the side, recessed spotlights and cupboard housing gas central heating boiler.

EXTERNAL

To the front of the property there is off street parking for up to three cars, as well as a lawned garden.

To the rear of the property there is a fence enclosed lawned garden with a decked patio area and storage to the side.



Property Information

EPC RATING - C COUNCIL TAX BAND - B TENURE - FREEHOLD

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