



High Street

Carrville DH1 1AS

Offers In The Region Of £129,950





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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High Street

Carrville DH1 1AS



- No chain involved
- EPC RATING - D
- Off street parking

- Sought after location
- Loft space
- Recently installed boiler

- Three bedrooms
- Large garden
- Easy access to local amenities

Venture Properties are delighted to offer the opportunity to purchase with no onward chain, this spacious three bedroom terraced house with large garden and parking, situated in the sought after location of Carrville. The property is within walking distance to local shops, amenities and transport services, as well as having superb road links to Durham City and for commuting via the A690 and A1(M).

The floor plan comprises to the ground floor of an entrance lobby, spacious living room with fireplace and open plan dining room and kitchen. To the first floor is a generous master bedroom, two further well proportioned bedrooms, large loft space and modern refitted bathroom. The property has UPVC double glazing and combi gas central heating, which we have been informed was installed around the 1.5 years ago.

Properties in this location prove popular and early viewing is therefore recommended to avoid disappointment.

GROUND FLOOR

Entrance Lobby

Entered via UPVC double glazed door. With laminate flooring and internal door to the living room.

Living Room

16'8" x 13'10" (5.09 x 4.23)

Spacious reception room with UPVC double glazed window to the front, feature fireplace, coving, laminate flooring and radiator. Double doors open to the kitchen/diner.

Kitchen/Diner

16'4" x 13'11" (5.00 x 4.26)

Having two UPVC double glazed windows to the rear, a UPVC double glazed external door, stairs leading to the first floor, laminate flooring and under stairs storage cupboard. The kitchen is fitted with a range of units having contrasting worktops incorporating a stainless steel sink and drainer unit, cooker space, plumbing for a washing machine, tiled splashbacks and wall mounted gas central heating boiler, which we have been informed is around 1.5 years old.

FIRST FLOOR

Landing

With radiator.

Bedroom One

16'2" x 9'8" (4.95 x 2.96)

Generous double bedroom with a UPVC double

glazed window to the front, wardrobes, coving and radiator.

Bedroom Two

8'7" x 6'11" (2.63 x 2.11)

With a UPVC double glazed window to the rear and radiator. A door provides access to the loft space.

Bedroom Three

11'7" x 6'3" (3.54 x 1.91)

Having a UPVC double glazed window to the front and radiator.

Loft Space

15'0" x 13'2" (4.58 x 4.03)

With a velux window, electric heater, recessed spotlighting and eaves storage.

Bathroom/WC

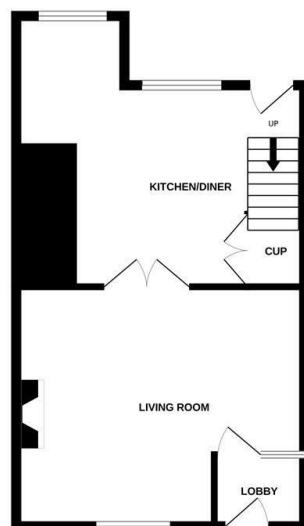
11'9" x 6'3" (3.59 x 1.91)

Recently refitted with a walk-in cubicle with mains fed shower, hand wash basin set to a vanity unit, WC, recessed spotlighting, radiator and UPVC double glazed opaque window to the rear.

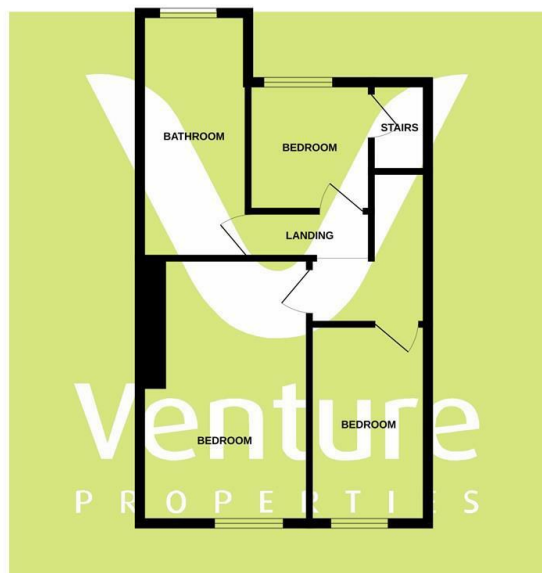
EXTERNAL

To the rear of the property is a block paved double driveway and a large garden.

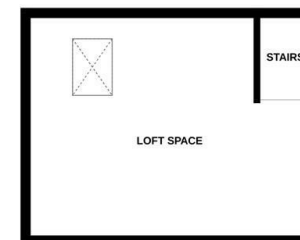
GROUND FLOOR



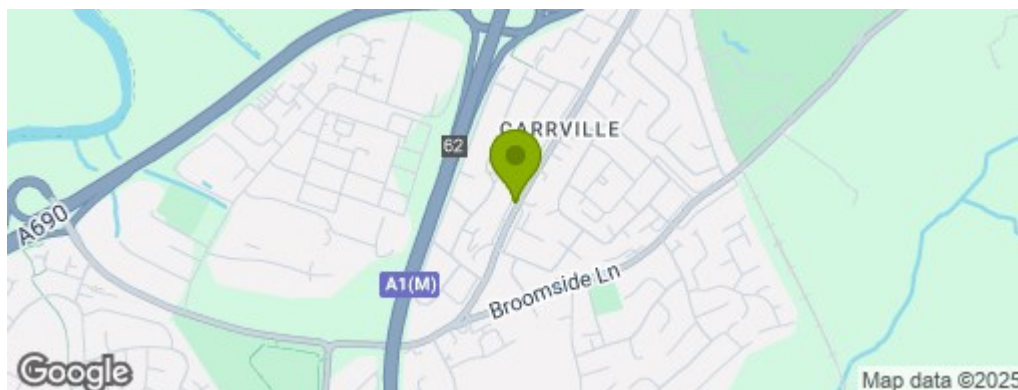
FIRST FLOOR



THIRD 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.
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Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 10,000 Mbps. Highest available upload speed 220 Mbps.

Mobile Signal/coverage: Likely with EE and O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual Price: £1,701 (Maximum 2025)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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