



Gray Avenue

Sherburn Village DH6 1JE

£105,000





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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Gray Avenue

Sherburn Village DH6 1JE



- No chain involved
- EPC RATING - C
- Popular village

- In need of refurbishment and modernisation
- Ground floor WC
- Lots of potential

- Four bedrooms
- Sought after location
- Rarely available style

PUBLIC NOTICE

Venture Properties are now in receipt of an offer for the sum of £97,892 for 16 Gray Avenue, Sherburn Village, DH6 1JE. 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 before exchange of contracts.

Available for sale with no chain involved this very spacious mid terraced house with four well proportioned bedrooms, is situated in a highly sought after location. The property does require refurbishment and modernisation, but would suit a wide variety of buyers.

Having a floor plan comprising of an entrance porch, hallway with WC, dual aspect living room and kitchen. To the first floor there are three generous double bedrooms, well proportioned single bedroom and bathroom/WC. Externally there are gardens to the front and rear.

Gray Avenue is within walking distance to local amenities and has good road and public transport links to Durham City.

GROUND FLOOR

Entrance Porch

Entered via UPVC door.

Hall

Having a UPVC double glazed window to the front, stairs leading to the first floor and radiator.

WC

With WC.

Living Room

17'5" x 13'7" (5.33 x 4.16)

Spacious double aspect reception room with UPVC double glazed windows to the front and rear, feature fireplace and two radiators.

Kitchen

11'10" x 10'11" (3.61 x 3.34)

Fitted with wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit, an electric cooker and plumbing for a washing machine. Further features include a UPVC double glazed window to the rear, radiator, storage cupboard and door to the rear lobby.

FIRST FLOOR

Landing

With a UPVC double glazed window to the front, radiator and two storage cupboards, one housing the combi gas central heating boiler.

Bedroom One

14'8" x 10'2" (4.48 x 3.10)

Generous double bedroom with a UPVC double glazed window to the rear, storage cupboard and radiator.

Bedroom Two

12'7" x 8'8" (3.86 x 2.65)

Double bedroom with a UPVC double glazed window to the rear and radiator.

Bedroom Three

12'7" x 8'5" (3.86 x 2.59)

Double bedroom with two UPVC double glazed windows to the front, a storage cupboard and radiator.

Bedroom Four

11'6" x 6'11" (3.53 x 2.13)

Further well proportioned bedroom with two UPVC double glazed windows to the front and a radiator.

Bathroom/WC

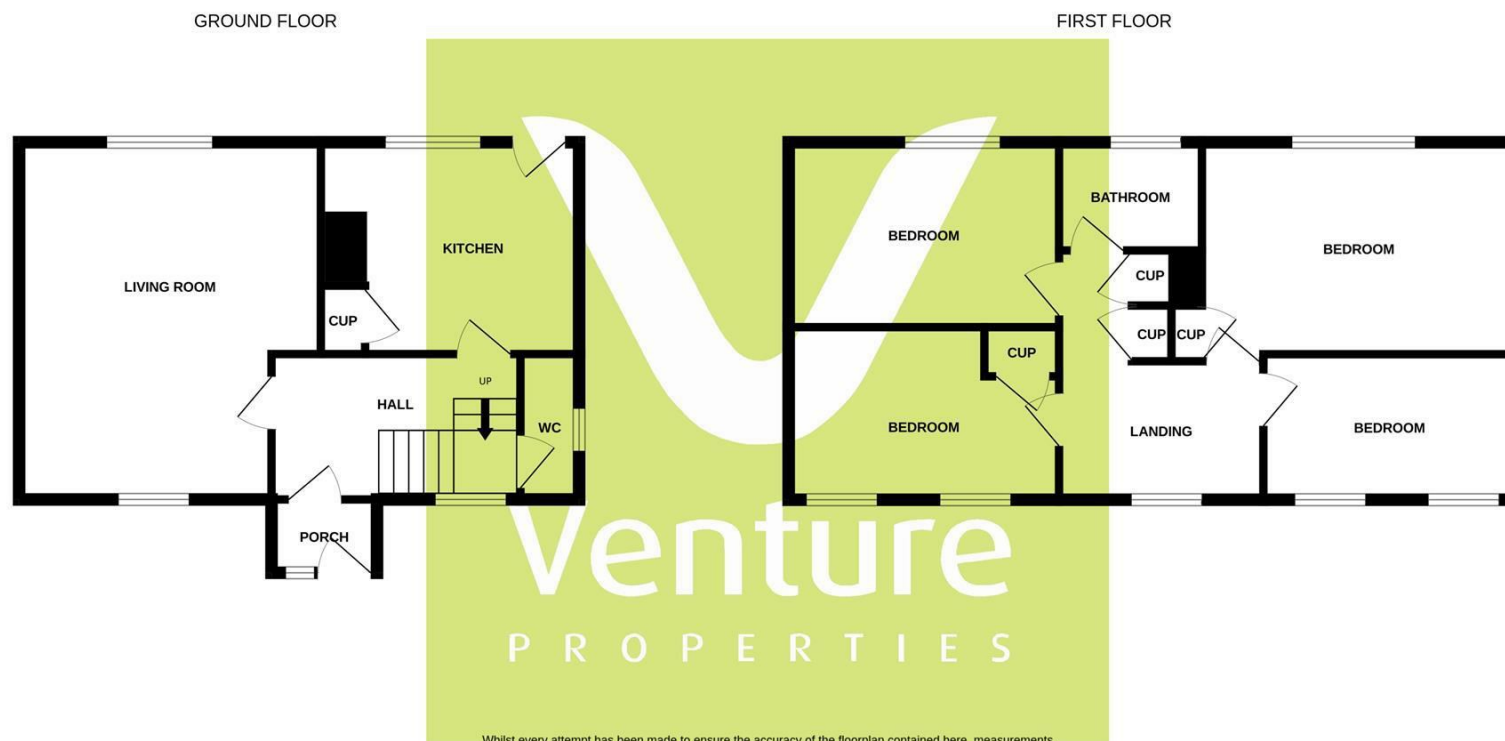
6'9" x 5'6" (2.07 x 1.70)

Comprising of a bath, pedestal wash basin, WC, radiator and UPVC double glazed opaque window to the rear.

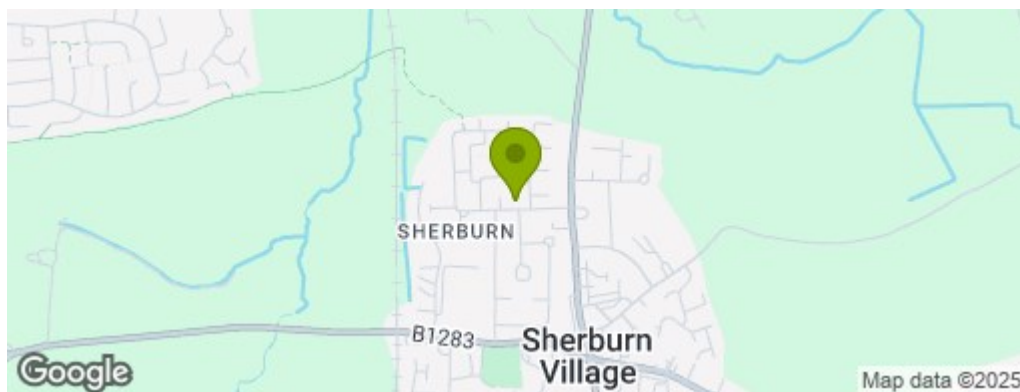
EXTERNAL

There are lawned gardens to the front and rear of the property, as well as an outbuilding for storage.

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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 upload speed 10,000 Mbps. Highest available download speed 220 Mbps.

Mobile Signal/coverage: Limited with all providers. 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 C

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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