



Forster Avenue

Sherburn Village DH6 1EP

Offers In The Region Of £174,950





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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Forster Avenue

Sherburn Village DH6 1EP



- Recently refurbished
- EPC RATING - C
- Stylish neutral decor

- Three well proportioned bedrooms
- Newly fitted kitchen
- New floorings

- Sought after village location
- Newly fitted bathroom
- Newly fitted downstairs WC

Venture Properties are delighted to offer the opportunity to purchase with no chain involved, this newly refurbished semi detached house offering three generous bedrooms, newly fitted kitchen and bathroom.

The impressive floor plan comprises of a welcoming entrance hallway, spacious living room, fitted kitchen and WC. To the first floor there are two generous double bedrooms, further well proportioned single bedroom and bathroom. Externally there is off street parking to the front and a rear garden.

The property is situated in a sought after location in the village of Sherburn, within walking distance to local amenities. There are excellent public transport and road links to Durham City, which lies approximately three miles distant.

Viewing is highly recommended for full appreciation.

GROUND FLOOR

Entrance Hall

Entered via UPVC double glazed door. Having stairs leading to the first floor, laminate flooring and radiator.

Downstairs WC

With white WC, pedestal hand wash basin, laminate flooring, part tiled walls and UPVC double glazed opaque window to the front.

Open Plan Lounge/Diner

18'2" x 11'11" (5.56 x 3.65)

Spacious reception room with UPVC double glazed window to the front, patio doors to the rear garden and two radiators.

Kitchen

13'8" x 12'11" (4.17 x 3.96)

Newly fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven, electric hob with stainless steel extractor over and plumbing for a washing machine. Further features include a UPVC double glazed window to the rear, UPVC double glazed door and window to the side, recessed spotlights, laminate flooring, tiled splashbacks and a radiator.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the rear.

Bedroom One

10'11" x 10'10" (3.34 x 3.31)

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

Bedroom Two

10'7" x 10'11" (3.25 x 3.33)

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

Bedroom Three

8'11" x 7'1" (2.73 x 2.18)

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

Bathroom/WC

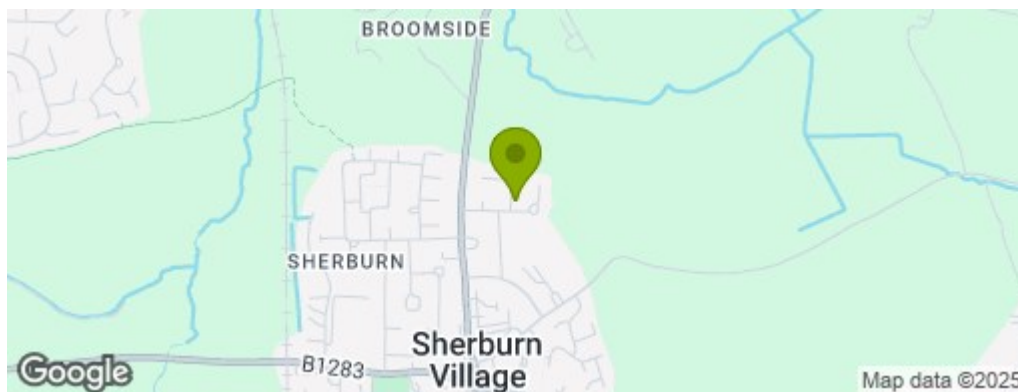
Newly fitted with a white suite comprising of a panelled bath with electric shower over, pedestal wash basin with vanity unit and WC. Having fully tiled walls and floors, chrome heated towel rail and UPVC double glazed opaque window to the rear.

EXTERNAL

To the front of the property is a low maintenance gravelled garden with off street parking and a built in store to the side. To the rear is a fence enclosed lawned garden with patio area.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items.



Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speeds 10000 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

0191 3729797

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