



**Dunelm Road**

Thornley DH6 3HY

**Offers In The Region Of £89,950**







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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# Dunelm Road

Thornley DH6 3HY



- No chain involved
- EPC RATING - TBC
- Combi gas central heating

- Double garage
- Two double bedrooms
- UPVC double glazing

- Garden
- Two reception rooms
- Popular street

Available for sale with no onward chain, this spacious terraced house offers two spacious reception rooms, two double bedrooms, a double garage and garden. In need of some modernisation, it is an opportunity to add your own stamp to a property. It is located on a popular street with easy access to amenities and good road links towards both Durham and Peterlee.

The floor plan comprises of a living room with feature fireplace opening through to a dining room, a fitted kitchen, rear lobby with storage and ground floor shower room/WC. To the first floor there are two generous bedrooms each with built in storage. Externally there is a small garden to the front, an enclosed yard, detached double garage and lawned garden beyond. The property has combi gas central heating and UPVC double glazing.

Viewing comes highly recommended.

## GROUND FLOOR

### Living Room

15'1" x 13'4" (4.62 x 4.07)

Spacious reception room entered via composite door. Having a UPVC double glazed bow window to the front, feature fireplace housing an electric fire, coving and radiator. Opening through to the dining room.

### Dining Room

15'1" x 9'2" (4.62 x 2.80)

Having a UPVC double glazed window to the rear, coving and radiator.

### Kitchen

11'3" x 7'8" (3.44 x 2.36)

Fitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with extractor over, an integrated fridge and plumbing for a washing machine. Further features include a UPVC double glazed window to the side, tiled splashbacks and laminate flooring.

### Lobby

With an external composite door, a storage cupboard and laminate flooring.

### Shower Room/WC

7'8" x 5'11" (2.36 x 1.82)

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

## FIRST FLOOR

### Landing

With access to each bedroom.

### Bedroom One

14'9" x 11'6" (4.50 x 3.53)

Generous double bedroom with a UPVC double glazed window to the front, a radiator and built in cupboard.

### Bedroom Two

15'1" x 8'2" (4.62 x 2.50)

Further well proportioned bedroom with a UPVC double glazed window to the rear, a built in cupboard, radiator and wall mounted combi gas central heating boiler.

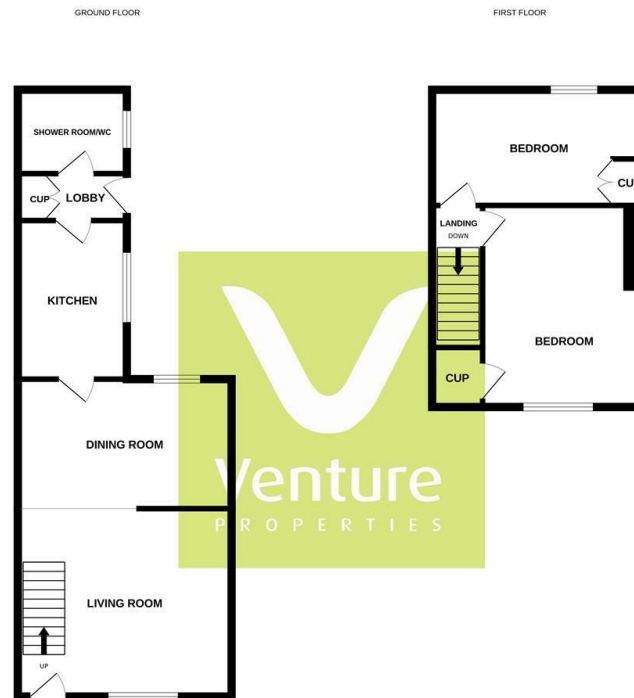
### EXTERNAL

To the front of the property is a small garden and there is an enclosed yard to the rear. Across the rear access lane is a detached double garage with double driveway, as well as a lawned garden beyond.

### Double Garage

Detached double garage with up and over door.





While 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 misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix (2025)



## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 37 Mbps.

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

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade TBC

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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