



North View

Durham DH1 2LE

£190,000





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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North View

Durham DH1 2LE



- Sought after location
- EPC RATING - E
- Modern refitted kitchen

- Easy access to the city centre
- Three bedrooms
- Stylish shower room

- Close to local amenities
- Two reception rooms
- Gardens and garage

Situated in a sought after location within easy reach of Durham City centre and local amenities in Gilesgate, early viewing of this three bedroom semi detached house is highly recommended.

The floor plan comprises of an entrance hallway, living room with feature fireplace, separate dining room and modern refitted kitchen. To the first floor there are two double bedrooms, a single bedroom and refitted shower room. Externally there are gardens to the front and rear, along with a garage.

GROUND FLOOR

Entrance Hall

Entered via UPVC door. Having stairs leading to the first floor, radiator and under stairs cupboard which houses the combi gas central heating boiler.

Living Room

16'1" x 11'0" (4.92 x 3.36)

Spacious reception room with a UPVC double glazed bay window to the front, feature fireplace housing a gas fire and radiator.

Dining Room

11'5" x 9'4" min (3.48 x 2.85 min)

Further well proportioned reception room with patio doors to the rear garden, laminate flooring, cupboard and radiator.

Kitchen

15'0" x 5'10" (4.58 x 1.80)

Refitted with a comprehensive range of modern units having contrasting worktops incorporating a stainless steel sink unit with mixer tap, a built in oven and hob with stainless steel extractor over, plumbing for a washing machine, space for a tumble dryer and fridge freezer space. Further features include a breakfast bar, radiator, UPVC double glazed window to the rear, opaque window to the side and external door to the side.

FIRST FLOOR

Landing

With a UPVC double glazed window to the side.

Bedroom One

13'10" x 11'0" (4.23 x 3.36)

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

Bedroom Two

11'5" x 9'8" (3.48 x 2.96)

Double bedroom with a UPVC double glazed window to the rear, two built in wardrobes and a radiator.

Bedroom Three

9'8" x 5'11" (2.97 x 1.81)

Single bedroom with a UPVC double glazed window to the front and radiator.

Bathroom/WC

7'6" x 5'11" (2.30 x 1.81)

Stylish refitted shower room comprising of a cubicle with mains fed shower, pedestal wash basin, WC, bidet, tiled splashbacks, heated towel rail and UPVC double glazed opaque window to the rear.

EXTERNAL

To the front of the property is a lawned garden with planted borders, whilst to the rear is an enclosed south facing garden with rear access gate.

Garage

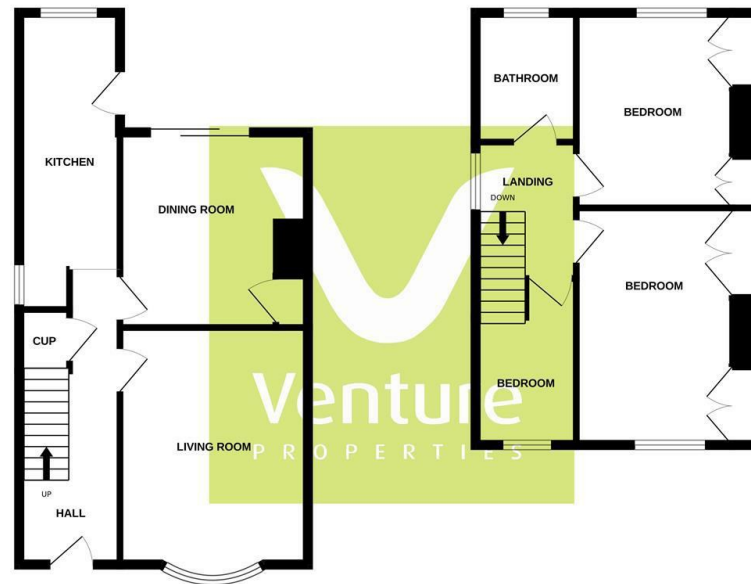
Situated to the rear of the property with a door to the garage.

Agent Notes

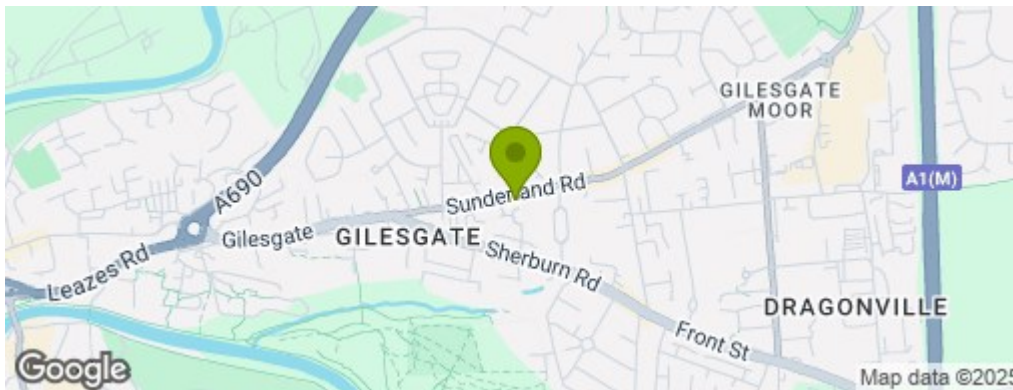
This property had a re-wire and a new Gas Combi boiler installed since the EPC was carried out.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 speed is 10000 Mbps.

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

Council Tax: Durham County Council, Band: B Annual price: £1984 (Maximum 2025)

Energy Performance Certificate Grade E

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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