



Local Avenue

Sherburn Hill DH6 1HG

Offers In The Region Of £104,950





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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Local Avenue

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- Superb views to the rear
- EPC RATING - C
- Recently refitted shower room

- Much improved
- Generous rear garden with large shed
- New fuse box

- Recently installed combi boiler
- Driveway for off street parking
- Living room with log burner

This lovely, two bedroom semi detached house enjoys a large plot with superb open views to the rear. The current owner has carried out many recent improvements including a new shower room, new combi boiler, new fuse box and the addition of a wood burning stove.

The floor plan comprises of an entrance hall, spacious living room with fireplace housing the stove and opening through to the kitchen which has french opening to the rear garden. There is also a useful utility room with space for appliances. The first floor has a generous double bedroom, further well proportioned bedroom and the refitted shower room. Externally there are two driveway spaces to the front, whilst to the rear is a large garden with wooden sheds.

The property is located within walking distance to local amenities and served by a regular public transport service. There are good road links to Durham City which lies approximately 4 miles distant.

GROUND FLOOR

Entrance Hall

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

Living Room

13'10" x 11'11" (4.24 x 3.64)

Spacious living space with a UPVC double glazed window to the front, a feature fireplace housing a wood burning stove, laminate flooring, coving and radiator.

Kitchen

15'3" x 6'11" (4.67 x 2.11)

Fitted with a range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, an electric cooker and a breakfast bar. Further features include a UPVC double glazed french doors to the rear garden, laminate flooring, radiator and understairs storage cupboard.

Utility Room

11'3" x 4'0" (3.45 x 1.23)

Having an external door to the side, UPVC double glazed opaque window to the rear, fitted worktop, fridge/freezer space, plumbing for a washing machine and radiator.

FIRST FLOOR

Landing

Having a radiator, loft access and UPVC double glazed window to the side.

Bedroom One

11'11" x 11'1" (3.65 x 3.39)

A generous double bedroom with a UPVC double glazed window to the front, laminate flooring, radiator and storage cupboard.

Bedroom Two

9'11" x 8'3" (3.03 x 2.53)

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

Shower Room/WC

6'8" x 4'5" (2.04 x 1.37)

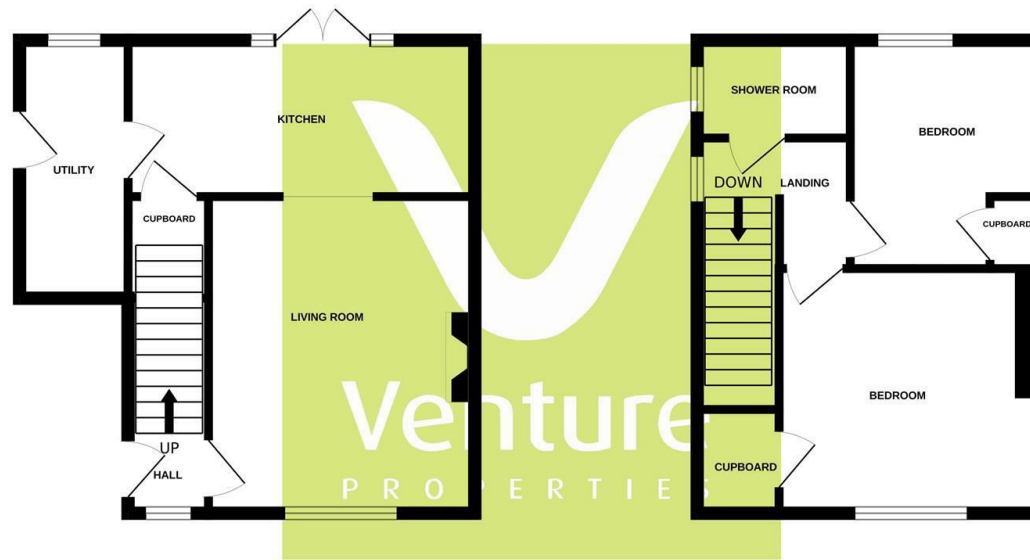
Refitted with a modern suite comprising of a cubicle with mains fed shower over, a wash basin set to a vanity unit and WC. Having a tiled walls and flooring, recessed spotlighting, an extractor fan and UPVC double glazed opaque window to the side.

EXTERNAL

To the front of the property there is driveway parking for two vehicles, whilst to the rear is a large enclosed garden with lawn, planted borders and patio area. There is also a large wooden shed with power and lighting measuring 4.07 x 2.27 metres.

GROUND FLOOR

FIRST 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 speed is 10000 Mbps.

Mobile Signal/coverage: 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 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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