



## 29 Porter Close , Aykley Heads, DH1 5ZL

**Offers over £225,000**



Igomove are privileged to present to the market this three bedroom end of terrace town house, pleasantly situated on this highly sought after modern development at Aykley Heads, Durham. This well presented home has a cosy and welcoming feel and provides; three bedrooms – two double, family bathroom, extra downstairs WC, well presented kitchen, cosy lounge with patio doors to enclosed private back garden, driveway, uPVC double glazing, gas central heating, stunning decor throughout.

Porter Close is situated in this prime location in DH1, within a mile of Durham City Centre, Durham Uni, and less to the University Hospital, nearby transport links to major roads, just 10 mins from A1(M) junctions, within easy access to local shops and amenities, including an array of large supermarkets, schools, including Durham Johnson & St Leonards secondary schools. Designed for modern day living, the 2019 built design, benefits from excellent energy performance and low maintenance throughout. This property is perfect for first time buyers, families and investors alike.

Durham Local Authority Council Tax Band C  
Freehold  
EPC Rating B



Well-presented feature two tone frontage with good sized block pave driveway to the front and additional parking space to the side rear of the property, low maintenance mix of gravel and sandstone paving to access rear garden with box hedging, Upvc door entrance;

Front entrance hall with stairs to the first floor accommodation, bright décor, hardwearing carpet, door leading into kitchen;

The bright kitchen has a range of wall, base and drawer cabinets in desirable white gloss finish, contrasting grey worktops and upstands, cupboard housing a Ideal combi boiler, integrated electric hob, extractor, electric integrated oven, integrated washing machine and fridge freezer, stainless steel sink with chrome mixer tap, front elevation window bringing light into this smart kitchen, attractive wood effect lino flooring, modern light fitting, convenient hidden extra storage, breakfast bar separating lounge area; Lounge with door into downstairs WC, quality grey carpet and bright neutral décor with patio doors leading to enclosed south facing back garden, double radiator,

The painted white wooden balustrade and carpeted staircase leads to first floor accommodation; Bedroom two is a bright double with rear facing window, fitted with wall to wall mirrored sliding door wardrobes, quality grey carpet, double radiator and neutral décor. The family bathroom comprises of a shower over bath with fitted glass screen, close coupled WC and wash basin in desirable white porcelain with chrome fittings, over attractive vanity unit, contrasting textured tiling, wood effect lino flooring, heated chrome towel rail, small window to side elevation.

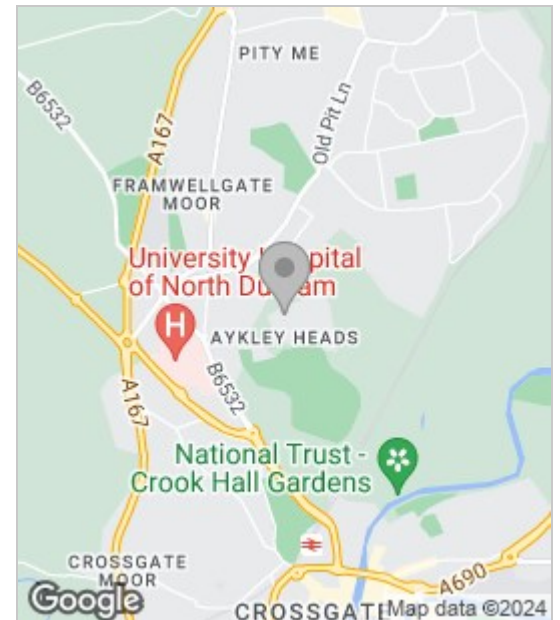
Bedroom three is L shaped with two front facing windows, carpeted floor, single radiator and bright décor. Stairs continue up to second floor landing which has a fitted storage cupboard and door into;

Master bedroom is of large double proportions with velux windows to front and rear aspect both fitted with black out blinds, grey quality carpet, double radiator, access to boarded loft space via hatch, immaculate bright decor.

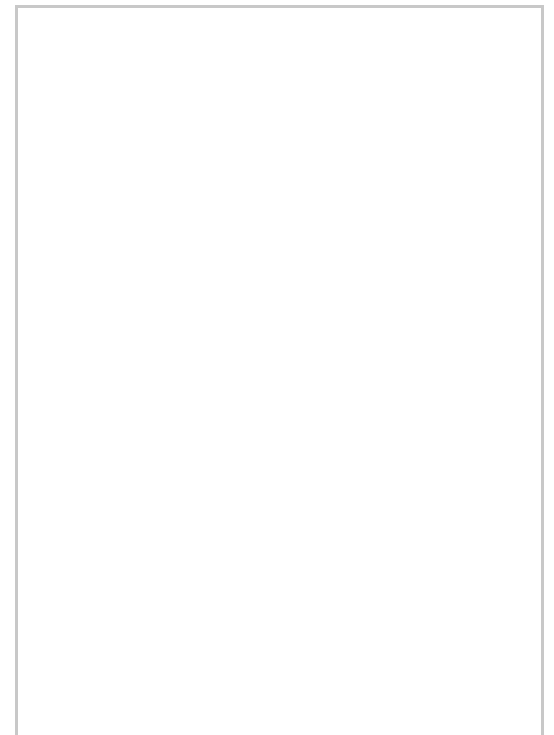
The secure rear garden is south facing, laid to lawn with a small patio, it's overlooked by majestic mature trees, a small gate leads to side of house and onto private drive.

Located in a popular residential aea, in close proximity to Durham University and Durham University Hospital close by, this is an excellent property in a great location, to view contact the team at Igomove who will be happy to assist.

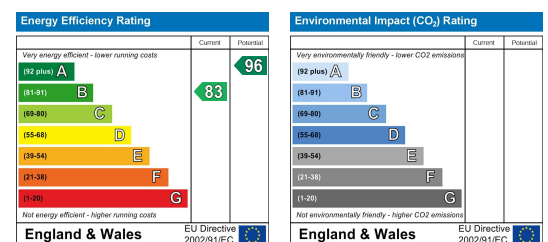
## Area Map



## Floor Plan



## Energy Efficiency Graph



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