



**Jack Lawson Terrace, Wheatley Hill, DH6
3RT
3 Bed - House - Semi-Detached
Offers In The Region Of £79,950**

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INVESTMENT PROPERTY / SOLD WITH TENANT £415PCM
** WELL PRESENTED ** VILLAGE LOCATION / OUTSKIRTS
OF DURHAM ** DOUBLE GLAZING & GCH VIA COMBI **
GOOD SIZE REAR GARDEN ** EARLY VIEWING ADVISED **

Briefly comprising; entrance, comfortable lounge, kitchen diner, bathroom, WC. The first floor has three bedrooms. Externally the property has a good sized rear garden, and front garden with potential for parking.

Jack Lawson Terrace occupies a pleasant position within the village, where there are a range of local shops and amenities available. A more comprehensive range of shopping and recreational facilities and amenities are available within Durham City Centre which lies approximately 5 miles away. The property is also well placed for commuting purposes as it lies a short drive from the A(181) Highway which provides good road links to other regional centres.

Entrance

Lounge

13'3" x 12'5" (4.04 x 3.78)

Kitchen Diner

12'10" x 12'6" (3.91 x 3.81)

Bathroom

5'11" x 5'0" (1.80 x 1.52)

WC

First Floor

Bedroom

18'11" x 9'4" (5.77 x 2.84)

Bedroom

9'2" x 8'2" (2.79 x 2.49)

Bedroom

9'11" x 6'1" (3.02 x 1.85)

Tenure - Freehold

Council Tax Band A - Approx. £1426 PA



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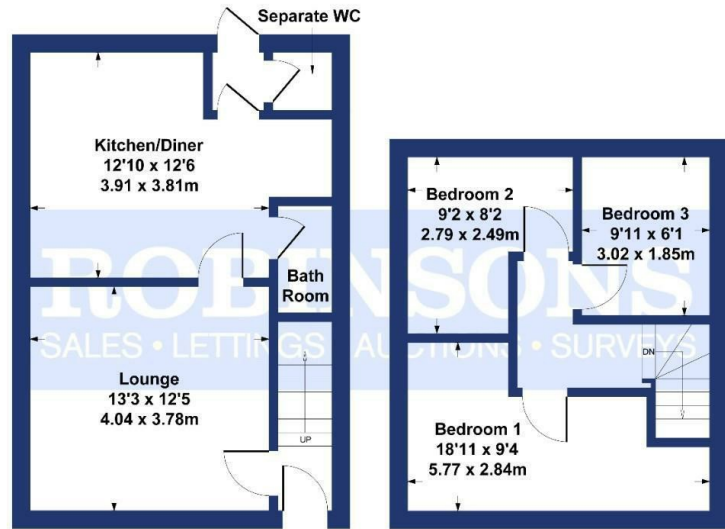
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Jack Lawson Terrace

Approximate Gross Internal Area
754 sq ft - 70 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A | | |
| (91-95) | B | | |
| (81-90) | C | | |
| (69-80) | D | | |
| (55-68) | E | | |
| (43-54) | F | | |
| (31-42) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 66 | 83 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | A | | |
| (81-85) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (43-54) | E | | |
| (31-42) | F | | |
| (21-30) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |

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