



Allen Street, DH3 3JG
2 Bed - House - Terraced
£87,500

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REDUCED * TOWN CENTRE LOCATION * VERY WELL MAINTAINED * GORGEOUS BATHROOM SUITE * SPACIOUS *

An excellent opportunity to purchase this beautifully presented, much improved home.

Ideal for a variety of buyers, the floorplan comprises: comfortable lounge, and a kitchen/diner. To the first floor there are two bedrooms (the master with ample storage) and a stunning re-fitted bathroom suite. To the rear is a low maintenance yard.

Allen Street should appeal to a wide variety of potential purchasers including first time buyers, investors and commuters as it is well placed for the A1(M) highway and train station giving access to many of the regions major towns and cities.



GROUND FLOOR

Lounge

14'9" x 14'5" (4.5 x 4.4)

Dining Kitchen

14'9" x 8'10" (4.5 x 2.7)

FIRST FLOOR

Landing

Bedroom One

14'9" x 14'5" max (4.5 x 4.4 max)

Bedroom Two

8'10" x 8'6" (2.7 x 2.6)

Bathroom

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast
1,139 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,621 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





Allen Street

Approximate Gross Internal Area
700 sq ft - 65 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		86	71
EU Directive 2002/91/EC			

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.