



**Gurlish West**

Coundon DL14 8PN

**Chain Free £55,000**





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# Gurlish West

Coundon DL14 8PN



- Two Bedroom Mid Terrace
- EPC Grade D
- Viewing Recommended

- Close To Local Amenities
- Modern Fitted Bathroom
- Double Glazing Throughout

- Two bedroom To The First Floor
- Enclosed Rear Yard
- Gas Central Heating

Welcome to this terraced house located in the area of Gurlish West, Coundon. This delightful property boasts a cosy reception room, perfect for relaxing with family and friends. With two lovely bedrooms, there's plenty of space for a small family.

The house features a well-maintained bathroom, ensuring convenience and comfort for all residents. Spanning across approx 689 sq ft, this property offers a comfortable living space with a warm and inviting atmosphere.

The location offers a perfect blend of serenity and convenience, with local amenities and green spaces just a stone's throw away.

Don't miss the opportunity to make this lovely terraced house your new home.

## Ground Floor

upvc front door.

## Entrance Vestibule

UPVC double glazed front entrance door

## Lounge

14'02 x 13'01 (4.32m x 3.99m)

Feature fireplace with inset, hearth and fire. UPVC double glazed window to the front elevation, central heating radiator and laminated flooring

## Kitchen

13'11 x 8'02 (4.24m x 2.49m)

Fitted with a range of cream high gloss wall to floor units with laminated working surfaces over, inset Grey composite sink with mixer tap over, attractive grey metro style tied splash backs. Integral appliances including four ring electric hob, electric oven with extractor over the top. Plumbing and space for washing machine. Under stairs recess which is useful for storage area. Wall mounted logic C/H boiler, laminated floor and central heating radiator and UPVC double glazed window to the rear elevation.

## Rear Entrance Vestibule

UPVC double glazed rear entrance door, tiled floor and opening through to:

## Bathroom/WC

Fitted with a white suite including panelled bath with shower over and shower screen, pedestal wash hand basin, wc, tiling to some walls with decorative border insert. Opaque UPVC double glazed window, chrome heated towel rail and tiled flooring

## First Floor

### Landing

UPVC double glazed window and central heating radiator

### Bedroom One

13'11 x 13'3 (4.24m x 4.04m)

UPVC double glazed window to the front elevation and central heating radiator

### Bedroom Two

8'01 x 8'02 (2.46m x 2.49m)

UPVC double glazed window to the front elevation and central heating radiator

## Exterior

Immediately to the rear of the property there is an enclosed yard

## Energy Performance Certificate

To View the energy performance certificate for this property please follow the link below

<https://find-energy-certificate.service.gov.uk/energy-certificate/9442-2876-7803-9606-2791>

Grade D

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains (prepayment meters)

Sewerage and water: Mains

Broadband: Standard Available Highest available download speed 19 Mbps Highest available upload speed 2 Mbps

Mobile Signal/coverage: Likely to be good with EE and Three, we recommend you speak to your service provider to confirm coverage  
Council Tax: Durham County Council, Band: A Annual price: £ 1,547.03 (Maximum 2024)

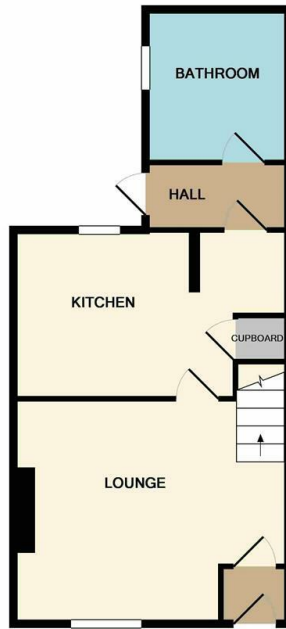
Energy Performance Certificate Grade D

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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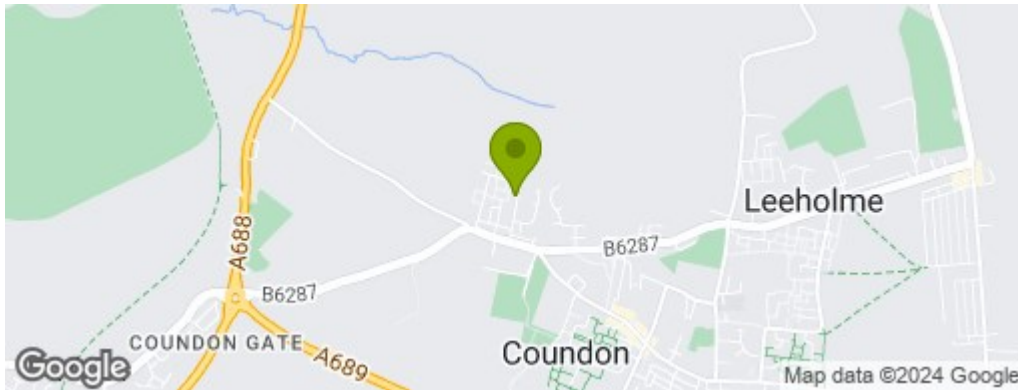


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Durham County Council - Council Tax Band A  
Tenure - Freehold

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