

Broomside Lane

Durham DH1 2QD

Offers In The Region Of £150,000

Venture PROPERTIES









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Broomside Lane

Durham DH1 2QD



- Available with no chain involved
- EPC RATING - B
- Close to local amenities and road links
- Can be sold fully furnished - A perfect turn key option
- Well maintained and secure development
- Two double bedrooms - Master with ensuite
- Quality fixtures and fittings
- Beautifully presented
- Can be sold furnished - Ready to move in

An excellent opportunity to purchase with no chain involved, a superb apartment which is finished to a high standard and offers impressive living accommodation throughout. The property can be sold as seen, fully furnished, making it a perfect turn key option. Viewing is essential for full appreciation.

Accessed via a secure entry system, the well maintained communal area gives access to the property which is located on the first floor of the building. The welcoming hallway with three storage cupboards leads in to a fantastic open plan living room with bay window. The kitchen comes with a full range of appliances. There are two generous double bedrooms, the master has a luxurious ensuite shower room and built in wardrobe. Both share a further stylish bathroom. Externally there is allocated parking, as well as a communal gardens.

Angerstein Court is a desirable apartment complex accessed via remote controlled gates, situated close to a variety of local amenities in Belmont. It is also perfectly placed for access to Durham City and has excellent commuting links via the A1(M) and A690.

Hallway

A welcoming entrance hallway which creates a feeling of space which is evident throughout the property. Having three useful storage cupboards and a radiator.

Living Room

16'3" x 12'9" (4.96 x 3.90)

A spacious reception room with bay having three UPVC double glazed windows and two radiators.

Kitchen

9'4" x 6'3" (2.86 x 1.93)

Fitted with a comprehensive range of units having contrasting work surfaces incorporating a stainless steel sink unit with mixer tap, a built in stainless steel oven and hob with extractor over, along with an integrated fridge, freezer, dishwasher and washing machine. Further features include recessed spotlighting, tiled flooring and radiator.

Bedroom One

13'6" x 11'8" (4.12 x 3.58)

Generous double bedroom with two UPVC double glazed windows to the rear, a built in wardrobe and radiator.

Ensuite

9'0" x 5'7" (2.76 x 1.72)

A stylish ensuite bathroom comprising of a cubicle with mains fed shower over, pedestal wash basin, WC, attractive tiling, a heated towel rail, recessed spotlighting and extractor fan.

Bedroom Two

11'8" x 10'4" max (3.58 x 3.17 max)

A further well proportioned double bedroom with a UPVC double glazed window to the rear and radiator.

Bathroom/WC

6'8" x 5'7" (2.04 x 1.72)

A luxurious bathroom comprising of a bath with electric shower over, pedestal wash basin, WC, attractive tiling, a heated towel rail, recessed spotlighting and extractor fan.

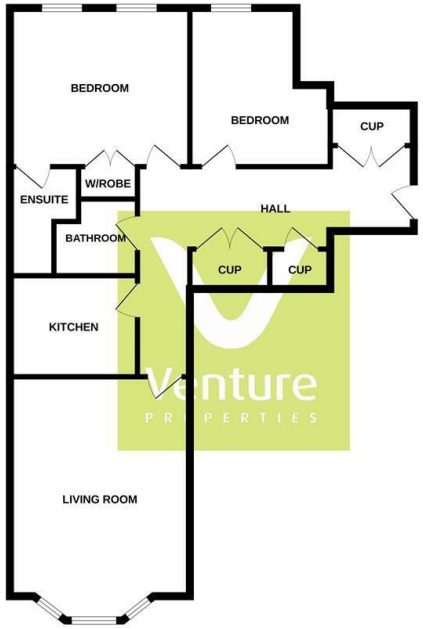
EXTERNAL

The property enjoys gated car parking including an allocated space with further visitor bays. There are well kept communal gardens and a useful bike store.

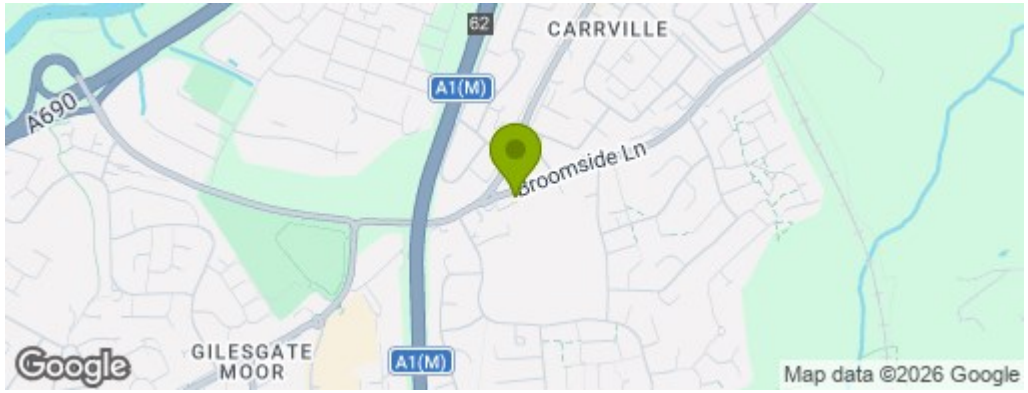
Agents Note

The property can be sold furnished, making it a perfect turn key option to live in or rent out.

GROUND 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: Leasehold Gas and Electricity: Mains Sewerage and water: Mains Broadband: Check via OFCOM website. Mobile Signal/coverage: We recommend contacting your service provider for further information. Council Tax: Durham County Council, Band: B Annual price: £2,309 (Maximum 2026) Energy Performance Certificate Grade B 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 The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Durham) Limited cannot accept liability for any information provided.

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