



**Gray Avenue, Framwellgate Moor, Durham**

**£175,000**



 4  1  1

**EPC rating: C**

- 4 Bed Semi Detached Property
- Driveway and Rear Garden
- Chain Free

- Popular Location
- Spacious Floorplan

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**Humphreys**

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## Description

Nicholas Humphreys are proud to bring to market this 4 bed detached property located in the pleasant setting of Framwellgate Moor. The property boasts an extensive floorplan offering spacious living accommodation throughout. Complete with gas central heating and double glazing throughout.

This charming 4-bedroom property presents an exciting opportunity for a prospective buyer to transform the property into their ideal home. There is endless potential for any intending purchaser to truly put their stamp on the property, whether that be altering the existing floorplan to their liking or refurbishing the home to their desirable specification. This home is the perfect foundation for any purchaser looking to create their dream living space. This substantial property has a floorplan briefly comprising an entrance porch, living room, kitchen and a ground floor bedroom which can double as a home office. To the first floor are two further double bedrooms, a well-proportioned single bedroom and communal bathroom.

The property is currently let and is tenanted until the 15th of July 2026 with vacant possession available once this date has lapsed.

The house is ideally located in a peaceful estate, offering a serene setting in Framwellgate Moor, one of the most desirable areas in Durham City. The city centre is about a mile to the south, accessible via scenic woodland paths and cobbled streets that wind through the World Heritage sites of the Castle and Cathedral. The location offers exceptional connectivity, with the A167 nearby, providing direct routes to Chester-le-Street, Darlington, and easy access to the A1 for traveling north and south destination. The railway link also ensures quick connections to London's King's Cross, Birmingham New Street, Edinburgh Waverley, and beyond. Local pubs, restaurants and health and leisure facilities are all within close reach. Located only a short walking distance away with no need to cross main roads are both Framwellgate School and Framwellgate Moor Primary School, making this property an excellent family fit.

## Floorplan

21 Gray Avenue, Durham DH1 5BD



# Photographs



# Map



# Notes