Luke Terrace, Wheatley Hill, DH6 3RX
2 Bed - House - Semi-Detached
£89,995

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**** Attractive Two-Bedroom Semi-Detached Home with Generous Garden & Summer House ****

A well-presented two-bedroom semi-detached home, pleasantly positioned within a modern residential development in the village of Wheatley Hill, County Durham. The property is conveniently located for local shops, schools and everyday amenities, while Durham City is within easy driving distance.

The accommodation briefly comprises an entrance hallway with staircase rising to the first floor, leading through to a comfortable front-facing lounge. To the rear is a spacious and modern kitchen/dining area, fitted with a range of modern-style wall and base units and providing an ideal space for everyday dining and entertaining. A convenient ground-floor cloakroom/WC completes the ground-floor accommodation.

To the first floor are two generously proportioned double bedrooms, including a particularly spacious principal bedroom overlooking the front and a further double bedroom positioned to the rear. The accommodation is completed by a three-piece family bathroom.

Externally, the property enjoys an open-plan lawned garden to the front, together with a private driveway to the side providing off-street parking for up to three vehicles.

A particular highlight is the exceptionally generous south-westerly facing rear garden, predominantly laid to lawn and offering an excellent outdoor space for families, entertaining and enjoying the afternoon and evening sun. The garden also features a modern summer house/home office, providing a versatile additional space ideal for home working, hobbies or relaxation.

With its modern setting, two double bedrooms, excellent parking and impressive rear garden, this attractive home is likely to appeal to a variety of buyers, including first-time buyers, young families and investors. Early viewing is highly recommended.

Agent Notes

Council Tax: Durham County Council, Band A - Approx. £1748p.a
Tenure: Freehold
Estate Management Charge – Not that the seller is aware
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

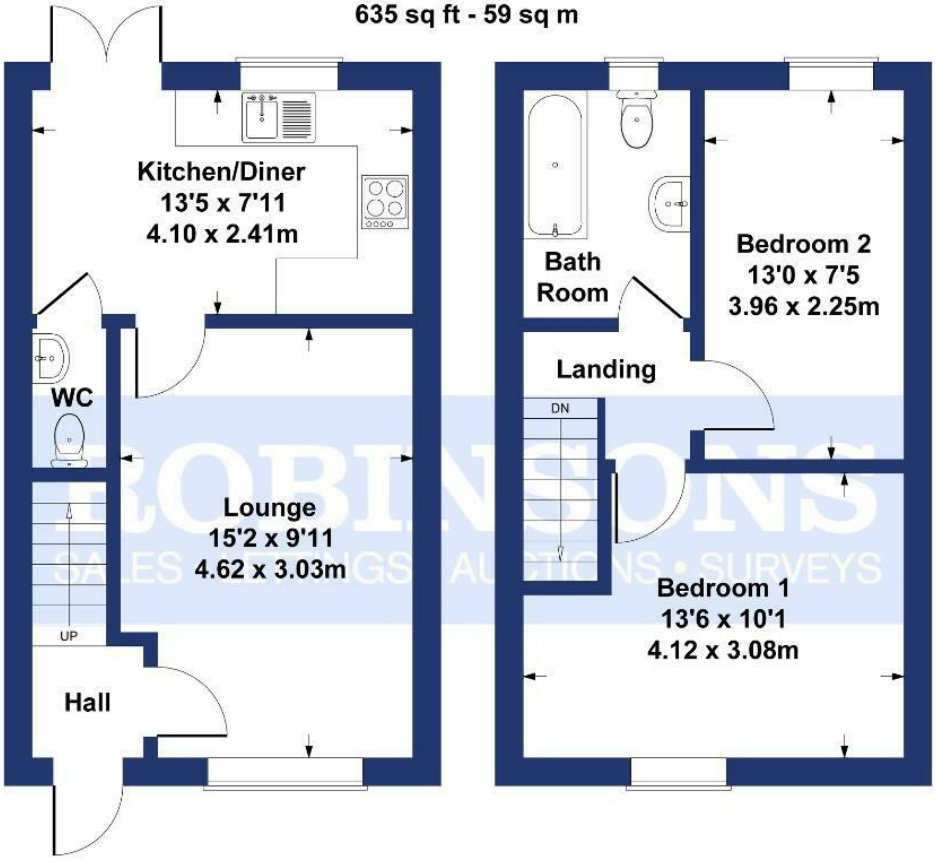
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – Yes
Probate – NA
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Luke Terrace

Approximate Gross Internal Area
635 sq ft - 59 sq m

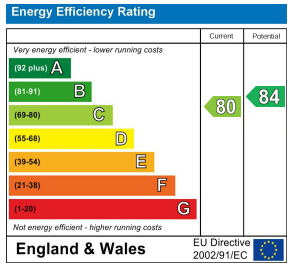


GROUND FLOOR **FIRST FLOOR**

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. 2026



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.

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