



Friarside

Durham DH7 6RY

Offers In The Region Of £175,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Friarside

Durham DH7 6RY



- No chain involved
- EPC RATING - D
- Modern kitchen

- Sought after and rarely available location
- Spacious open plan reception room
- Refitted wet room

- Three bedrooms
- Conservatory
- Air source heat pump

A rarely available opportunity to purchase a spacious, three bedroom semi detached home in this sought after location.

The floor plan comprises of a welcoming porch and hallway, large open plan reception room, comprehensively fitted kitchen, conservatory and useful ground floor WC. To the first floor there are two double bedrooms, both with wardrobes, further well proportioned single bedroom and refitted wet room. Externally there are low maintenance gardens to the front and rear, a driveway for off street parking and a garage.

Friarside is situated on a sought after residential estate within the popular village of Witton Gilbert. There are local amenities including a highly regarded primary school available within walking distance, as well as good road links via the A691 to Durham, which lies approximately 4 miles distant.

GROUND FLOOR

Entrance Porch

Entered via UPVC double glazed door. With UPVC double glazed windows, laminate flooring and internal door to the hall.

Hall

Having stairs leading to the first floor, an understairs cupboard, laminate flooring and radiator.

Open Plan Living and Dining Room

25'3" x 11'1" (7.72 x 3.40)

Very spacious open plan reception room with a UPVC double glazed window to the front, patio doors to the rear garden, a feature fireplace, laminate flooring and two radiators.

Kitchen

11'0" x 7'11" (3.37 x 2.42)

Fitted with a modern range of units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in oven and hob with stainless steel extractor over, an integrated fridge and freezer, as well as plumbing for a washing machine. Further features include a UPVC double glazed window to the side, laminate flooring and a kick-space heater.

Conservatory

13'1" x 10'6" (4.00 x 3.22)

An excellent addition to the property with UPVC double glazed windows, french doors opening to the rear garden, recessed spotlighting, tiled flooring and radiator.

WC

With low level WC, pedestal wash basin, tiled flooring, radiator, wall mounted boiler and UPVC double glazed opaque window to the side.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the side and access to the loft via ladders, which is boarded and has a velux window.

Bedroom One

13'6" x 10'5" (4.12 x 3.20)

Generous double bedroom with a UPVC double glazed window to the rear, fitted wardrobes, laminate flooring and a radiator.

Bedroom Two

11'7" x 9'5" (3.54 x 2.88)

Double bedroom with a UPVC double glazed window to the front, fitted wardrobe and radiator.

Bedroom Three

8'5" x 7'11" (2.58 x 2.42)

Further well proportioned bedroom with a UPVC double glazed window to the front and radiator.

Wet Room/WC

8'2" x 6'9" (2.51 x 2.08)

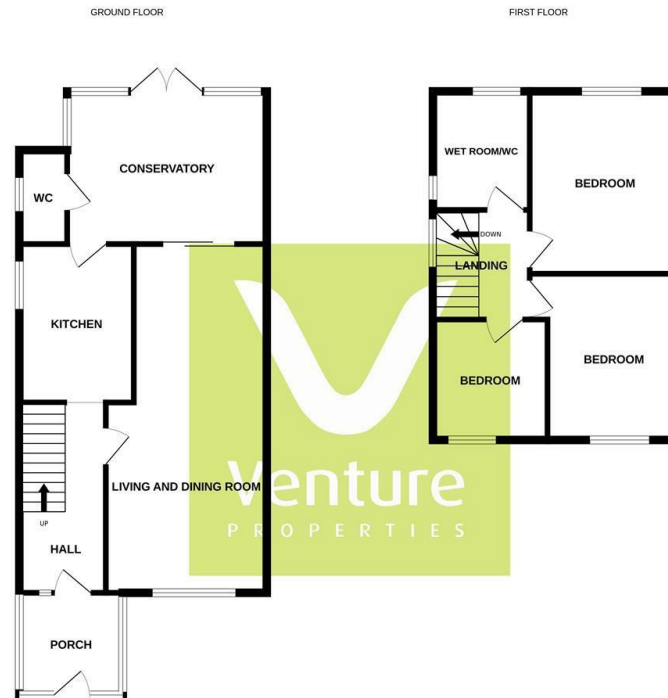
Refitted with a walk-in cubicle having mains fed shower, pedestal wash basin, WC, fully tiled walls, heated towel rail, extractor fan and UPVC double glazed opaque windows to the rear and side.

EXTERNAL

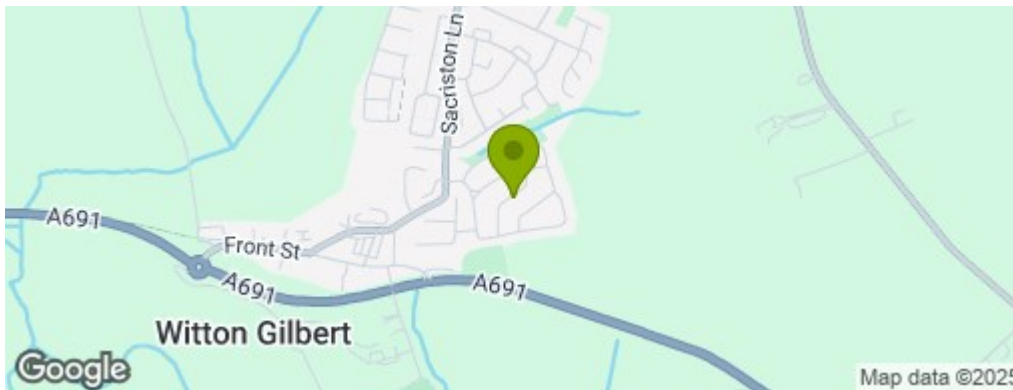
There are gardens to the front and rear of the property which have been designed for easy maintenance.

Garage

Single garage with electric roller door, power and lighting, window to the rear and door to the rear garden.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. 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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