

The Links

Durham DH1 2AG

Offers In The Region Of £230,000

Venture PROPERTIES









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- No chain involved
- EPC RATING - D
- Gardens and garage
- In need of some refurbishment
- Spacious accommodation
- Popular location
- Lots of potential
- Four well proportioned bedrooms
- Close to shops and schools

Available for sale with no chain involved, this semi detached house has been extended to provide spacious living accommodation including four bedrooms, perfect for family buyers. The property is in need of some refurbishment, allowing any purchaser to add their own stamp and create their dream home. It situated in the highly sought after location of Belmont, within walking distance to local amenities including primary and secondary schools.

The floor plan comprises of an entrance porch, hallway with stairs leading to the first floor, large open plan living and dining room, kitchen and a useful utility room. To the first floor, there are three double bedrooms with storage, one with a balcony, a fourth well proportioned bedroom, bathroom and WC. Externally there are gardens to the front and rear, a double driveway for off street parking and an integral garage. The property offers combi gas central heating and UPVC double glazing.

Properties in this location always prove popular. Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Entrance Porch
Entered via UPVC double glazed door. With laminate flooring and an 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
24'3" x 12'4" max (7.41 x 3.77 max)
A spacious reception room with UPVC double glazed windows to the front and rear, an electric fire and radiator.

Kitchen
8'9" x 8'4" (2.68 x 2.55)
Fitted with a range of units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in oven and hob with extractor over, a radiator and UPVC double glazed window to the rear.

Utility Room
11'3" x 7'1" (3.44 x 2.18)
With fitted worktops incorporating a stainless steel sink and drainer unit, plumbing for a washing machine, a radiator, wall mounted combi gas central heating boiler, a UPVC double glazed window and external door to the rear garden.

FIRST FLOOR

Landing
With a storage cupboard and access to the loft.

Bedroom One
12'8" x 10'7" (3.88 x 3.24)
Double bedroom with a UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bedroom Two
11'5" x 10'7" (3.48 x 3.25)
Double bedroom with a UPVC double glazed window to the front, built in wardrobe and radiator.

Bedroom Three
14'6" x 7'3" (4.42 x 2.21)
Double bedroom with UPVC double glazed doors opening on to a balcony, fitted wardrobes, laminate flooring and radiator.

Bedroom Four
8'3" x 8'3" (2.52 x 2.52)
Further well proportioned bedroom with a UPVC double glazed window to the front, laminate flooring and radiator.

Bathroom
5'6" x 5'4" (1.70 x 1.64)
Comprising of a bath with a hand held mixer shower and electric shower over, pedestal wash basin, radiator and UPVC double glazed opaque window to the rear.

WC
5'6" x 2'11" (1.70 x 0.89)
With WC, radiator and UPVC double glazed opaque window to the side.

EXTERNAL
To the front of the property is a low maintenance garden with block paved double driveway for off street parking, whilst to the rear is an enclosed garden with cold water tap and side access.

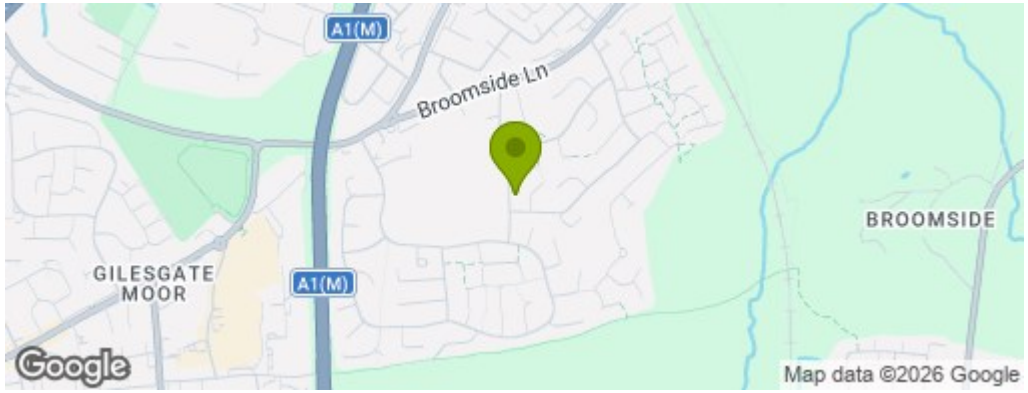
Garage
An integral single garage with up and over door.

GROUND FLOOR

FIRST 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: Freehold 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: D Annual price: £2622 (Maximum 2026) 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 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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