



**Front Street**

Pity Me DH1 5DW

**Offers In The Region Of £125,000**





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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# Front Street

Pity Me DH1 5DW



- Available with no onward chain
- EPC RATING - C
- Can be sold fully furnished

- Modern kitchen
- Three well proportioned bedrooms
- Close to local amenities and the Arnison Centre

- Refitted bathroom
- Two reception rooms
- Easy access to Durham and the A167

Venture Properties are delighted to offer the opportunity to purchase with no chain involved, this well presented three bedroom home in a sought after location. The property can be sold fully furnished, making it an ideal turn key option for first time buyers and buy to let investors.

The spacious accommodation comprises of a generous living room with feature fireplace, dining room with further fireplace which is open plan to a modern kitchen with appliances. To the first floor there are three well proportioned bedrooms served by a refitted bathroom. Externally there is an enclosed rear courtyard. Further benefits include combi gas central heating and UPVC double glazing.

Pity Me is excellently located with access to transport and commuting links via the A167, as well as being within walking distance to a wide range of amenities in both Framwellgate Moor and the nearby Arnison Retail Park.

We anticipate a high level of interest, therefore early viewing is highly recommended.

## GROUND FLOOR

### Living Room

15'11" x 15'1" (4.87 x 4.60)

Spacious living room with UPVC double glazed

window to the front, open plan staircase leading to the first floor, feature fireplace housing gas fire, coving, understairs storage cupboard and radiator.

### Dining Room

13'11" x 8'9" (4.26 x 2.68)

With UPVC double glazed French doors opening in to the rear garden, storage cupboard housing the combi gas central heating boiler, feature fireplace housing a gas fire and radiator.

### Kitchen

9'10" x 7'10" (3.00 x 2.40)

Open plan to the dining room this refitted kitchen has a range of base and wall units having contrasting work tops incorporating a stainless steel sink and drainer unit with mixer tap, built in oven, stainless steel gas hob with stainless steel extractor over, plumbing for both a washing machine and dishwasher and fridge freezer space. Further features include tiled splashbacks and a UPVC double glazed window to the rear.

## FIRST FLOOR

### Landing

With access to all rooms.

### Bedroom One

14'11" x 9'1" (4.56 x 2.79)

Generous double bedroom situated to the front of the

property with a UPVC double glazed window and radiator.

### Bedroom Two

8'11" x 7'10" (2.73 x 2.41)

The second bedroom is situated to the rear of the property with a UPVC double glazed window and radiator.

### Bedroom Three

8'9" x 6'5" (2.68 x 1.97)

The third bedroom is situated to the front of the property with UPVC double glazed window, storage cupboard, loft hatch and radiator.

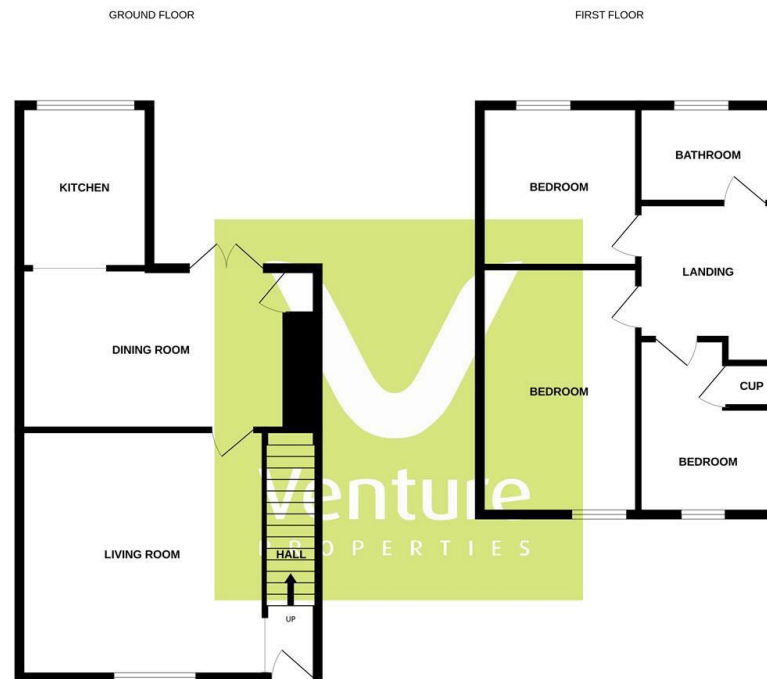
### Bathroom/WC

7'8" x 5'10" (2.36 x 1.79)

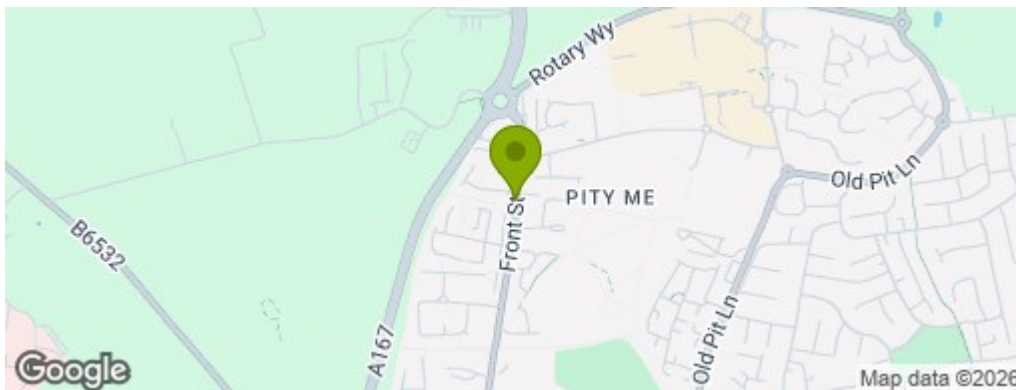
Refitted white suite comprising of a panelled bath with mains fed shower over, pedestal hand wash basin and WC. Having tiled splashbacks, tiled flooring, chrome heated towel rail and UPVC double glazed opaque window to the rear.

## EXTERNAL

To the rear of the property is a wall enclosed yard with gate to the rear lane.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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: Ultrafast Broadband available. Highest available speed is 1800 Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade C

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

**0191 3729797**

1 Whitfield House, Durham, County Durham, DH7 8XL  
[durham@venturepropertiesuk.com](mailto:durham@venturepropertiesuk.com)