



The Avenue, Durham City, DH1 4ED
4 Bed - House - Terraced
O.I.R.O £450,000

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The Avenue Durham City, DH1 4ED

Set across three impeccably presented floors, this exceptional home seamlessly blends refined period elegance with modern living. A wealth of original features has been thoughtfully preserved, including beautifully restored sash windows, multiple fireplaces and a striking black limestone floor within the kitchen. Original cornicing, ceiling roses, deep skirting boards and internal doors remain throughout, with even the traditional doorbell retained, enhancing the home's timeless character.

The accommodation is introduced via an inviting entrance hallway, leading to an elegant living room positioned to the front elevation. Featuring a bay window, this refined space is ideal for both everyday living and entertaining. To the rear, a further well-proportioned and versatile room, currently utilised as a double bedroom or formal dining room, enjoys elevated views across the surrounding rooftops and completes this level.

The lower ground floor reveals a superb open-plan living, kitchen and dining space that forms the heart of the home, perfectly suited to modern lifestyles, social gatherings and entertaining. This level is further complemented by a stylish contemporary wet room and a separate WC.

An ornate original staircase rises to the first floor, providing access to two generous double bedrooms, the rear enjoying elevated views and offering an ideal space for home working. A further single bedroom and a sleek modern shower room complete the accommodation.

Externally, the property benefits from a charming town garden to the front and a private rear garden with lawn and Welsh slate patio, ideal for alfresco living. A rebuilt outhouse using authentic bricks provides useful storage, while a rear gate opens onto the lane, offering elevated views across Durham and the surrounding rooftops.

Other notable upgrades of this fabulous home include, new gas central heating boiler, repointing, and the the Sash windows have been reconditioned to include draft excluders.













Location

The Avenue enjoys a prime city-centre setting, offering immediate access to an outstanding range of local amenities. Just a short stroll away, Durham's vibrant high street provides an excellent mix of independent boutiques, national retailers and everyday convenience shopping. Residents are also perfectly placed to enjoy a superb choice of cafés, bars and restaurants, many set along the picturesque riverside — ideal for socialising and leisure time. A variety of gyms, leisure facilities and scenic walking routes along the River Wear further enhance the lifestyle on offer.

For families, the location is particularly attractive, lying within reach of highly regarded schools and the renowned Durham University, making the area consistently sought-after.

Transport connections are exceptional. Durham Railway Station is within easy walking distance, providing regular mainline services to Newcastle, Sunderland, York and London, making it ideal for commuters. The city's bus station is also close by, offering extensive local and regional routes.

For those travelling by car, the nearby A690 offers direct links to the A1(M), ensuring straightforward access both north and south, as well as to the wider North East road network. This superb connectivity, combined with the wealth of amenities on the doorstep, makes The Avenue an exceptionally convenient and desirable place to live.

Agents Notes

Council Tax: Durham County Council, Band E - Approx. £3118 p.a

Tenure: Freehold

Property Construction – Assumed 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 – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Rights & Easements – Conservation area

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. Check with seller.

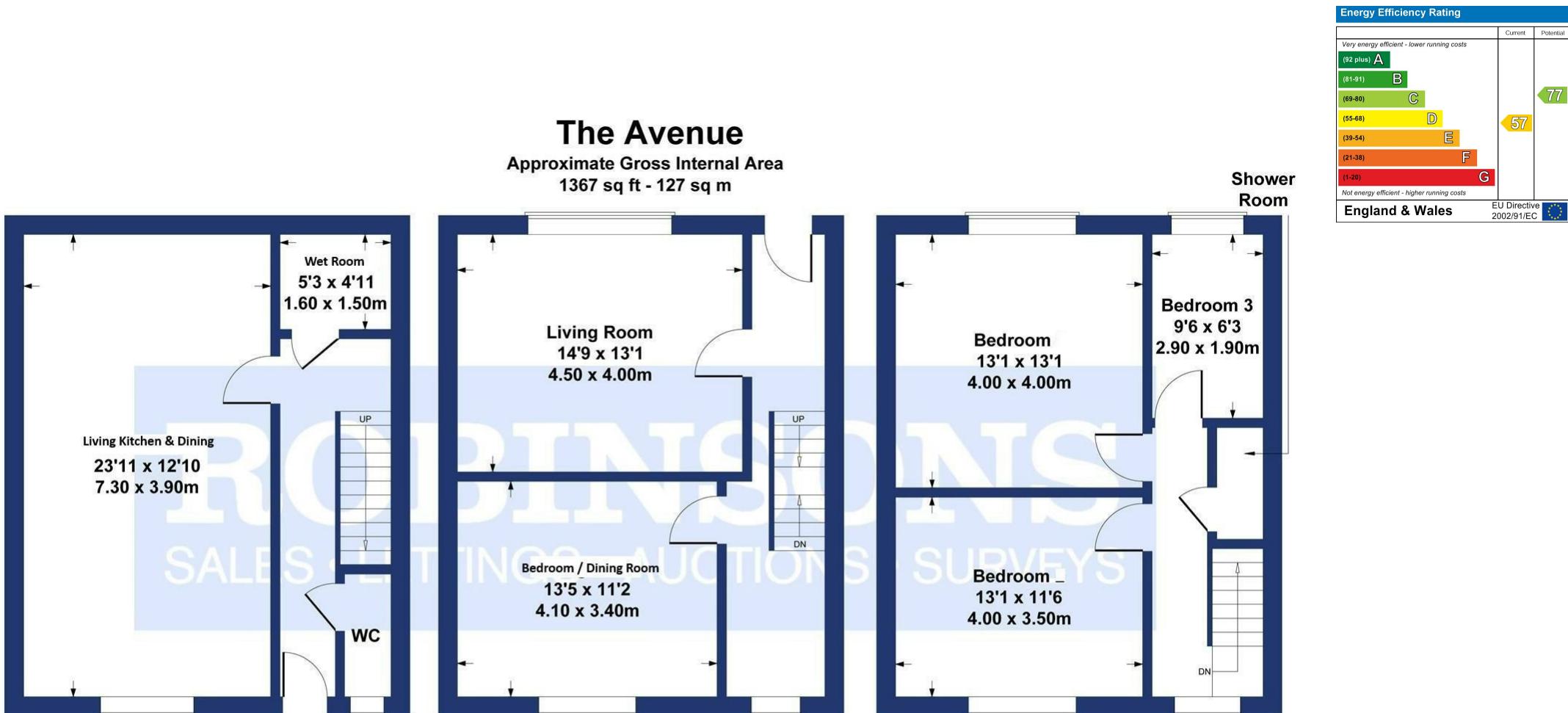
Accessibility/Adaptations – None known

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





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.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these









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