



**Wharton Street,**  
Coundon DL14 8PB  
**Offers Over £85,000**







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# Wharton Street,

## Coundon DL14 8PB



- Immaculate Two Bedroom Mid Terrace
- EPC Grade C
- UPVC Double Glazed

- Recently Fitted Kitchen
- Additional Home Office/Study
- Gas Central Heating

- Extensively Fitted Bathroom
- Gardens Front And Rear
- Good Investment

This delightful mid-terraced house presents an excellent opportunity for first-time buyers. The property boasts a well-presented interior, featuring a stunning new kitchen that is both stylish and functional, perfect for those who enjoy cooking and entertaining. The bathroom has also been recently updated, offering a modern and fresh space for relaxation.

This lovely home comprises one inviting reception room, providing a warm and welcoming atmosphere for family gatherings or quiet evenings in. With two comfortable bedrooms, there is ample space for rest and privacy, making it ideal for small families or couples. There is an additional home office/study which is ideal for anyone working from home.

Outside, the property benefits from both front and rear gardens, providing a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air.

Overall, this mid-terraced house on Wharton Street is a fantastic choice for those looking to step onto the property ladder. With its modern amenities and charming features, it is sure to appeal to a variety of buyers seeking a comfortable and inviting home in a desirable location.

### Ground Floor

#### Entrance Hallway

UPVC double glazed door and side panel, laminated floor, open plan staircase to the first floor with central carpet runner, understairs recess, central heating radiator with decorative cover

#### Lounge

14'09 x 11'05 (4.50m x 3.48m)

UPVC double glazed window to the front elevation, central heating radiators, double central heating radiator, tv point, coving and ceiling rose to ceiling, archway through to:

#### Kitchen/Dining Room

17'10 x 9'06 (5.44m x 2.90m)

Recently and extensively fitted with a range of Cream wall and base units,

laminated working surfaces over, upstand, inset single drainer sink unit with mixer taps over, UPVC double glazed window, electric cooker point with stainless steel splash backs and extractor hood over, plumbing and space for washing machine, concealed wall mounted gas boiler, double central heating radiator, breakfast bar, coving to ceiling, ample space for a dining table if required, laminated floor, UPVC double glazed rear door and side panel.

### First Floor

#### Landing

Spindle balustrade, laminated floor, coving to ceiling, large storage cupboard, loft access

#### Bedroom One

12'05 x 9'06 (3.78m x 2.90m)

UPVC double glazed window to the rear elevation, double central heating radiator, coving to ceiling, and large walk in wardrobe

#### Bedroom Two

9'10 x 8'05 (3.00m x 2.57m)

UPVC double glazed window, central heating radiator, coving to ceiling and large walk in storage cupboard

#### Study/Office

7'08 x 5'05 (2.34m x 1.65m)

UPVC double glazed window, central heating radiator, laminated floor and overstairs recess

#### Bathroom/wc

Recently refitted with a white suite including panelled bath with black waterfall shower over, shower screen, wc, pedestal wash hand basin, chrome heated towel rail, opaque UPVC double glazed window, panelled walls, vinyl tiled floor

#### Exterior

Immediately to the front of the property there is a lawned garden, whilst to the rear there is a landscaped garden with new fence, slate borders, sleeps and synthetic turf.

### Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/7739-7427-0000-0519-4296>

EPC Grade C

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: We recommend speaking to your local network provider  
Council Tax: Durham County Council, Band: A. Annual price: £1,624.04 (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 and flooding from rivers and the sea.

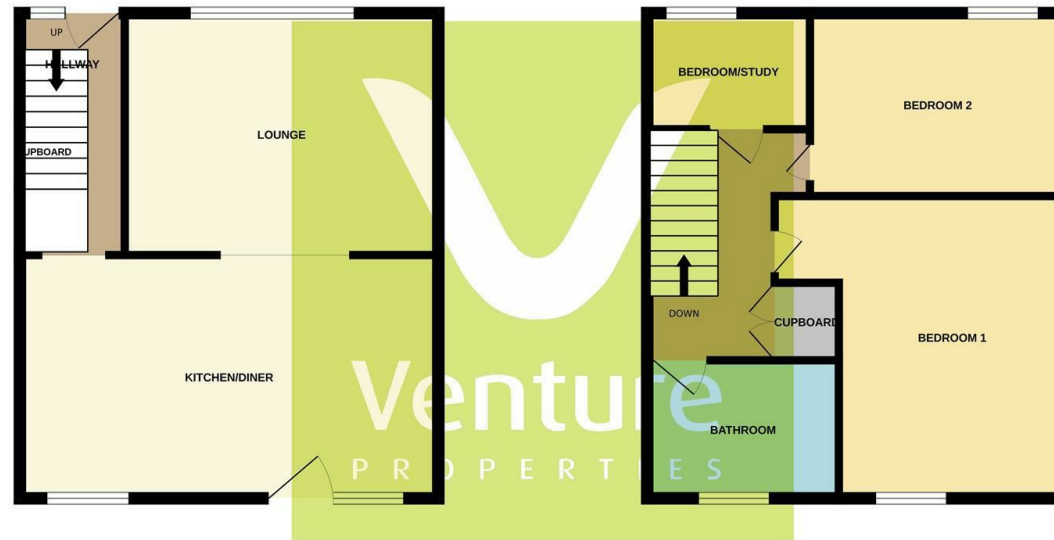
#### Disclaimer

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GROUND FLOOR

1ST 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

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