

Frederick Street North

Meadowfield DH7 8NB

Offers In The Region Of £67,000

Venture PROPERTIES









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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- Popular location
- EPC RATING - C
- Modern kitchen
- Ideal investment
- Spacious throughout
- Refitted bathroom
- Also perfect for a FTB
- No chain involved
- One double bedroom

Early viewing is highly recommended to take advantage of the opportunity to purchase with no onward chain, this one bedroom property situated in the popular location of Meadowfield. It has excellent access to local amenities and regular public transport links to Durham City, which is less than 3 miles distant.

Perfect for both first time buyers and buy to let investors, the floor plan comprises of an entrance lobby and hallway leading to a large living room with feature fireplace and a comprehensively fitted kitchen with a range of appliances included. To the first floor is a generous master bedroom and large refitted bathroom. Externally there is a shared yard to the rear.

In ready to move in condition, viewing is highly recommended.

GROUND FLOOR

Entrance Lobby
Entered via UPVC door. Having karndean flooring and an internal door to the hallway.

Hall
With a continuation of the karndean flooring and radiator.

Living Room
14'11" x 14'3" (4.57 x 4.35)
Spacious reception room with a UPVC double glazed window to the rear, a fireplace with space for a stove, karndean flooring, radiator and staircase leading to the first floor.

Kitchen
11'10" x 5'11" (3.62 x 1.82)
Fitted with a comprehensive range of units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in oven and gas hob with stainless steel extractor over, a fridge/freezer, dishwasher and washing machine. Further features include UPVC double glazed window to the side and rear, karndean flooring, a radiator, tiled splashbacks and a UPVC double glazed external door to the side.

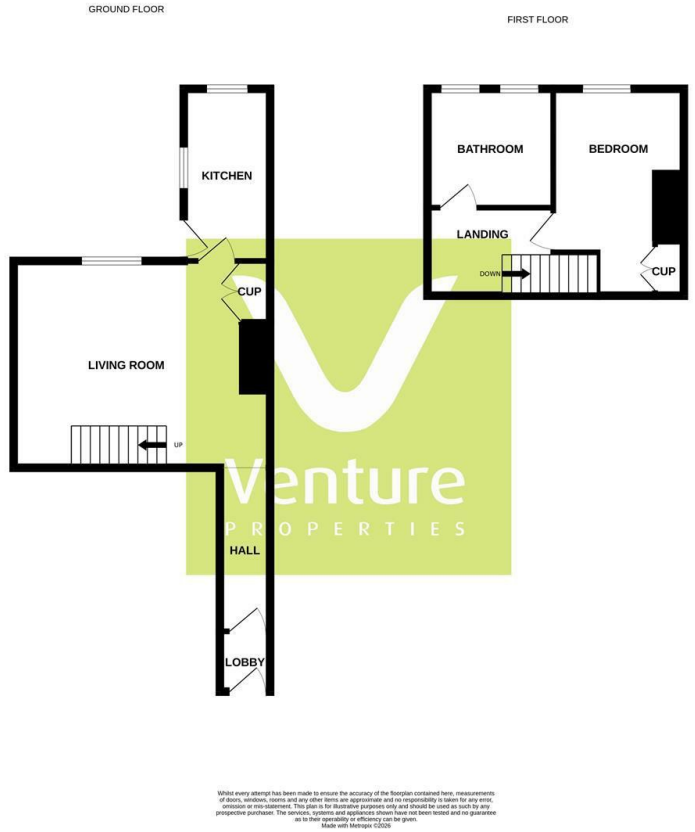
FIRST FLOOR

Landing
Having access to the loft which is boarded for storage and houses the combi gas central heating boiler.

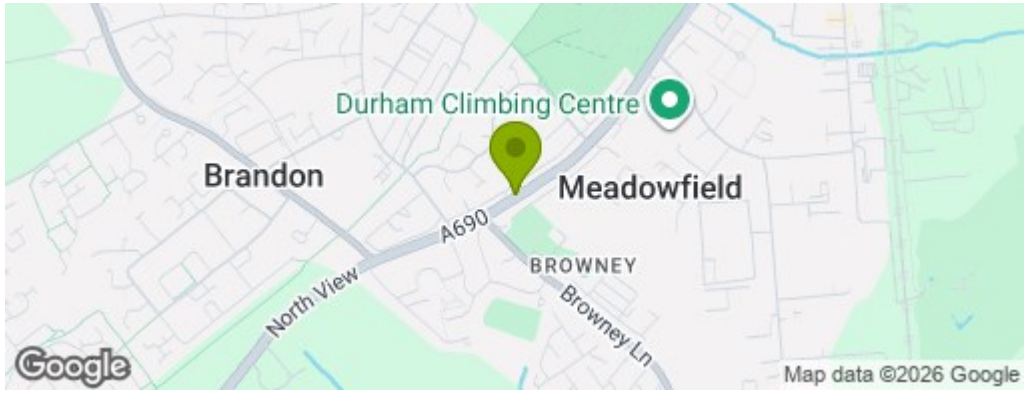
Bedroom
14'11" x 10'5" (4.55 x 3.20)
Generous double bedroom with a UPVC double glazed window to the rear, built in wardrobe and radiator.

Bathroom/WC
8'9" x 8'2" (2.67 x 2.50)
Large bathroom comprising of a panelled bath with mains fed shower over, a hand wash basin set to a vanity unit and WC. Having fully tiled walls, heated towel rail and two UPVC double glazed opaque windows to the rear.

EXTERNAL
To the rear there is an enclosed yard which is owned by this property but shared with the adjoining property. It has a cold water tap and access gate.



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: A Annual price: £1748 (Maximum 2026)
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

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