



Springwell Avenue

Durham DH7 9XT

Offers In The Region Of £89,950





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Springwell Avenue

Durham DH7 9XT



- No chain involved
- EPC RATING - TBC
- Lovely views to the side

- Two double bedrooms
- Recently refitted kitchen
- Walking distance to amenities

- Popular village location
- Combi gas central heating
- Good sized gardens

Available for sale with no onward chain, viewing of this semi detached house with two double bedrooms, is highly recommended. The property offers lots of potential and includes a modern refitted kitchen and a combi gas central heating system.

The spacious floor plan comprises of an entrance hall, open plan living and dining room and modern refitted kitchen. To the first floor there is a master bedroom with a built in wardrobe, a further double bedroom and a bathroom/WC. Externally the property has good sized gardens to the front and rear, brick built outbuildings and lovely views to the side.

Springwell Close is located within the popular village of Langley Park, which offers a wide range of local amenities and has good road and public transport links for commuting.

GROUND FLOOR

Hall

Having a UPVC double glazed window to the side, radiator and staircase leading to the first floor.

Open Plan Living and Dining Room

19'10" x 10'11" (6.06 x 3.34)

Generous double aspect reception room with UPVC double glazed windows to the front and rear, a feature fireplace housing a gas fire, coving and two radiators.

Kitchen

11'5" x 7'0" (3.48 x 2.14)

Refitted with a modern range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, an electric cooker, fridge space, plumbing for a washing machine, radiator, two UPVC double glazed windows to the side and a UPVC door to the rear garden.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the side and loft hatch.

Bedroom One

13'10" x 9'8" (4.24 x 2.95)

Spacious double bedroom with two UPVC double glazed windows to the front, radiator and a storage cupboard housing the combi gas central heating boiler.

Bedroom Two

10'11" x 9'10" (3.33 x 3.02)

Further double bedroom with a UPVC double glazed window to the rear, fitted wardrobes, storage cupboard and radiator.

Bathroom/WC

6'6" x 6'2" (2.00 x 1.88)

Fitted with a panelled bath with electric shower over, pedestal wash basin and WC. Having tiled splashbacks, radiator and UPVC double glazed window to the side.

EXTERNAL

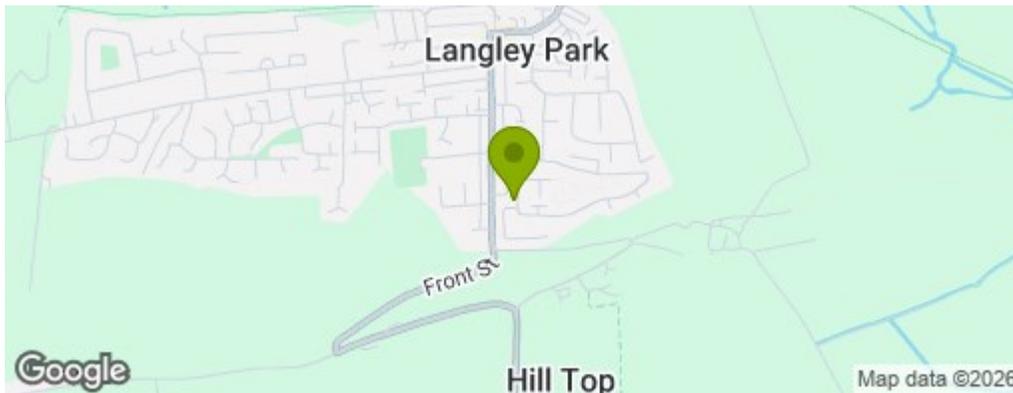
To the front of the property is a low maintenance garden, whilst to the rear is a fence enclosed garden with paved patio area, two brick built storage outbuildings. The garden enjoys views over surrounding countryside to the side.

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: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade TBC

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