



Louisa Terrace

Witton Gilbert DH7 6QS

Offers In The Region Of £129,950





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



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Louisa Terrace

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- Finished to a high standard
- EPC RATING - C
- Contemporary kitchen

- Recently refurbished
- Two double bedrooms
- Stylish bathroom

- No chain involved
- Two spacious reception rooms
- Sought after village location

As soon as you step inside Louisa Cottage, you will feel right at home. It has been refurbished to a high standard and provides plenty of space. Perfect for first time buyers, this large two bedroom terraced property is beautifully decorated and is sold with no chain involved.

The floor plan comprises of an entrance hallway, living room with large bay window providing lots of natural light and a comfortable dining area with seating for four. The high spec kitchen has tasteful light grey cupboards and contrasting grey blue wall tiles. It is fully equipped with a full range of appliances and Venetian blinds throughout. The property has two bedrooms; a master double and a twin room, a stylish bathroom and separate WC. Outside is an enclosed private terrace with stylish dining furniture.

Louisa Terrace is located in the centre of the village of Witton Gilbert with local amenities nearby, including the highly regarded primary school. There are also excellent public transport and road links to Durham City.

GROUND FLOOR

Hallway

Welcoming entrance hallway with staircase leading to the first floor and radiator.

Living Room

12'7" x 11'8" (3.84 x 3.58)

Spacious reception room with a secondary glazed UPVC double glazed bay window to the front and radiator.

Dining Room

13'10" x 12'1" (4.23 x 3.70)

Further well proportioned reception room with UPVC double glazed window to the rear and radiator.

Kitchen

12'9" x 7'4" (3.91 x 2.25)

Fitted with a comprehensive range of contemporary wall and floor units having contrasting worktops incorporating a composite sink and drainer unit with mixer tap, a built in stainless steel oven and hob with stainless steel extractor over, an integrated fridge, freezer, dishwasher and washing machine. Further features include a UPVC double glazed window to the side, UPVC external door to the rear, an understairs cupboard, recessed spotlighting, tiled splashbacks and radiator.

FIRST FLOOR

Landing

With access to each room. No access to the loft.

Bedroom One

15'6" x 12'8" (4.73 x 3.87)

Generous double bedroom with a secondary glazed UPVC double glazed window to the front and radiator.

Bedroom Two

14'1" x 9'5" (4.30 x 2.88)

Double bedroom with a UPVC double glazed window to the rear and radiator.

WC

5'9" x 3'3" (1.76 x 1.00)

Comprising of a low level WC, wall mounted combi gas central heating boiler and UPVC double glazed opaque window to the side.

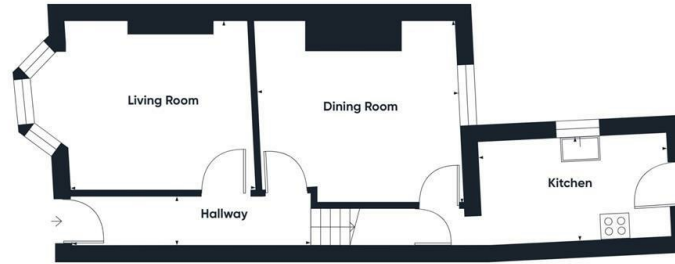
Bathroom

7'6" x 6'4" (2.31 x 1.94)

Stylish refitted bathroom comprising of a bath with mixer shower over, separate cubicle with mains fed shower and hand wash basin inset to a vanity unit. Having tiled splashbacks, recessed spotlighting, radiator and UPVC double glazed opaque window to the rear.

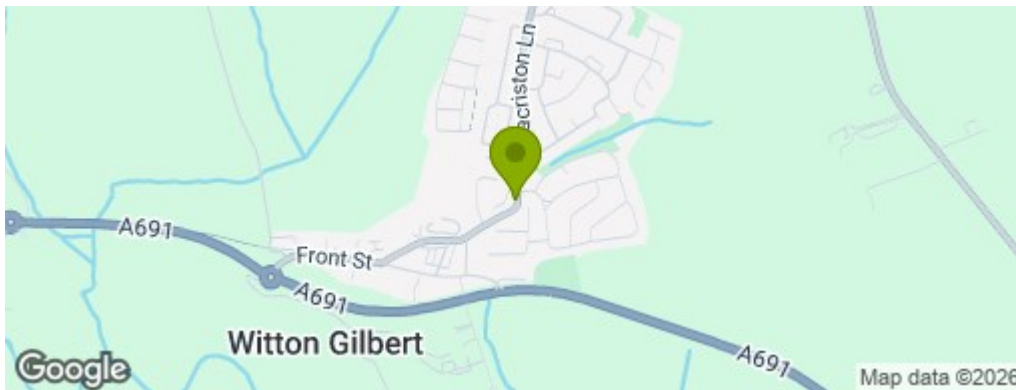
EXTERNAL

There is an enclosed courtyard garden to the rear of the property, parking at the end of terrace on a first come first served basis.



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 80 Mbps.

Mobile Signal/coverage: Likely with O2. 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

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