Sherburn Road

Gilesgate DH1 2JR

Offers In The Region Of £220,000

Venture
PROPERTIES

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Sherburn Road

Gilesgate DH1 2JR

x 3 x 2 x 2

- One of a kind end terraced house
- EPC RATING - D
- Master bedroom with ensuite shower room
- Three/four bedrooms
- Impressive open plan kitchen and dining room
- Walking distance to Durham City
- Large garden
- Luxurious family bathroom
- Close to local amenities

A rarely available opportunity to purchase with no onward chain this one of a kind, end of terrace property with three/four bedrooms and large garden, situated within walking distance to Durham City centre and close to a range of local amenities which are available within Gilesgate.

The spacious floor plan comprises of an entrance porch and hallway, living room with feature fireplace, further reception room or fourth bedroom with access to the garden, utility room, WC and impressive open plan kitchen and dining room with island unit. To the first floor, there is a master bedroom with ensuite shower room, two further bedrooms and luxurious bathroom. Externally there is a large, lawned garden and gates providing off street parking.

An ideal investment opportunity, early viewing is highly recommended.

GROUND FLOOR

Entrance Porch
Entered via UPVC door. Having UPVC double glazed windows, tiled flooring and recessed spotlighting.

Hall
With stairs leading to the first floor and tiled flooring.

Living Room
14'5" x 12'10" (4.40 x 3.93)
Having a UPVC double glazed window to the front, feature fireplace housing a stove, wood flooring and radiator.

Garden Room/Bedroom Four
12'8" x 9'3" (3.88 x 2.83)
Accessed via double doors from the living room. Having full length windows and a door to the rear garden, wood flooring and radiator.

Utility Room
11'3" x 6'9" (3.43 x 2.06)
With a UPVC double glazed opaque window to the front and door to the rear garden, fitted floor unit and worktops with a sink unit, plumbing for a washing machine and tumble dryer space.

WC
Comprising of a WC and UPVC double glazed opaque window to the front.

Open Plan Kitchen and Dining Room
20'5" x 14'3" (6.24 x 4.35)
Impressive open plan kitchen and dining room with an island unit, fitted with a range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and gas hob with extractor over. Further features include UPVC double glazed windows to the front and side, a feature fireplace, tiled splashbacks and flooring, understairs storage cupboard and radiator.

FIRST FLOOR

Landing
With a feature exposed stone wall.

Bedroom One
13'0" x 11'2" (3.97 x 3.41)
Double bedroom with a UPVC double glazed window to the rear, radiator and built in storage cupboard.

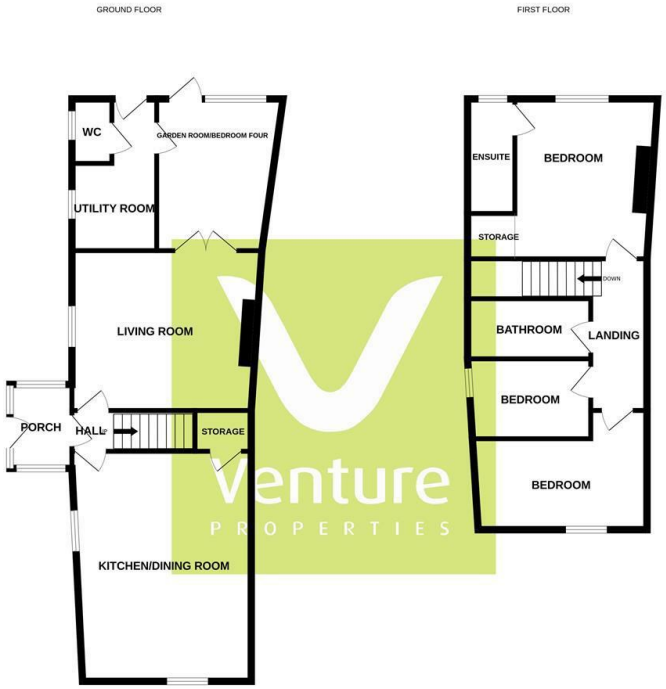
Ensuite
9'2" x 3'10" (2.80 x 1.19)
Comprising of a cubicle with electric shower, hand wash basin set to a vanity unit, WC, heated towel rail, recessed spotlighting and UPVC double glazed opaque window to the side.

Bedroom Two
14'3" x 7'4" (4.35 x 2.24)
Generous bedroom with a UPVC double glazed window to the side and radiator.

Bedroom Three
10'4" x 6'10" (3.15 x 2.09)
Further well proportioned bedroom with a UPVC double glazed window to the front, laminate flooring and radiator.

Bathroom/WC
10'9" x 6'10" (3.30 x 2.09)
Luxurious family bathroom comprising of a freestanding bath with hand held mixer tap, hand wash basin set to a pedestal unit and WC. Having recessed spotlighting, laminate flooring, heated towel rail and extractor fan.

EXTERNAL
To the side of the property is a large enclosed garden with lawn and patio area. There are double gates which provide access for off street parking.



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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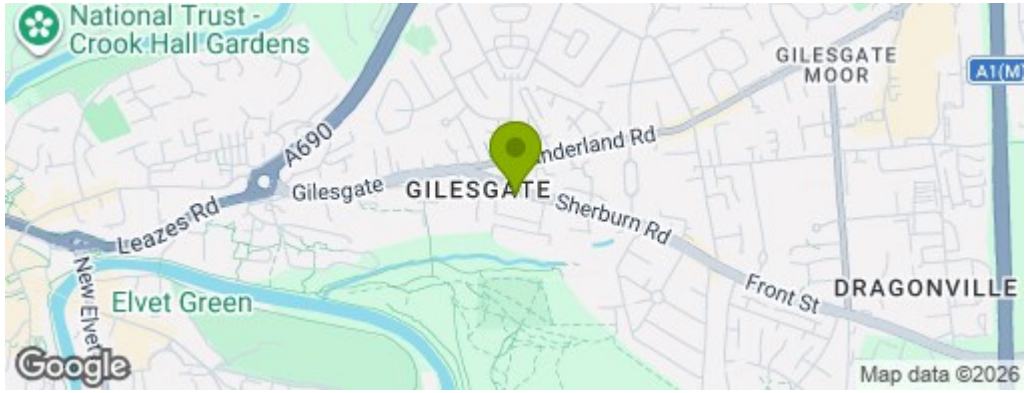

Property Information

EPC RATING - D : COUNCIL TAX BAND - B

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