Blackiston Close

Durham DH6 4SU

Offers In The Region Of £159,950

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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Blackiston Close

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x 3 x 2 x 1

- No onward chain
- EPC RATING - B
- Modern fixtures and fittings
- Sold under the Discount Market Scheme
- Highly sought after Barratt estate
- Beautifully presented
- Available at 78% of the full market value
- Perfect starter home
- Three bedrooms - Master with ensuite

Venture Properties are delighted to offer the chance to purchase with no onward chain this modern, three bedroom semi detached house, on a sought after modern development. The property is located in the popular village of Coxhoe and close to the A1(M) interchange for commuting across the region.

The well presented accommodation comprises of an entrance hallway with cloakroom/WC, living room and impressive open plan kitchen and dining room. The contemporary kitchen comes with a full range of built in appliances. To the first floor are two good sized double bedrooms, the master with ensuite shower room, a further well proportioned single bedroom and family bathroom. Externally there is a double driveway to the front for off street parking and an enclosed garden to the rear.

The property is advertised under the Durham County Council Discounted Market Sale scheme and can only be sold at 78% of the full market value as a maximum. We advise interested parties to check their criteria matches the necessary requirements.

GROUND FLOOR

Hall
Welcoming hallway entered via composite door. With a radiator and fitted shoe storage.

Cloakroom/WC
5'3" x 3'1" (1.62 x 0.94)
Comprising of a WC, pedestal wash basin, tiled splashbacks and radiator.

Living Room
16'3" x 15'1" (4.96 x 4.60)
Spacious and well presented reception room with a UPVC double glazed window to the front and a radiator. Having a lobby area with stairs leading to the first floor.

Open Plan Kitchen and Dining Room
15'1" x 10'5" (4.60 x 3.20)
The perfect space for entertaining, the kitchen is fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and hob with stainless steel extractor over, along with an integrated fridge, freezer and washing machine. Further features include a radiator, wall mounted gas central heating boiler housed within a unit, an understairs storage cupboard, a UPVC double glazed window to the rear and french doors opening to the rear garden.

FIRST FLOOR

Landing
With an overstairs storage cupboard, loft access and radiator.

Bedroom One
13'9" x 8'6" (4.20 x 2.60)
Generous double bedroom with a UPVC double glazed window to the front and radiator.

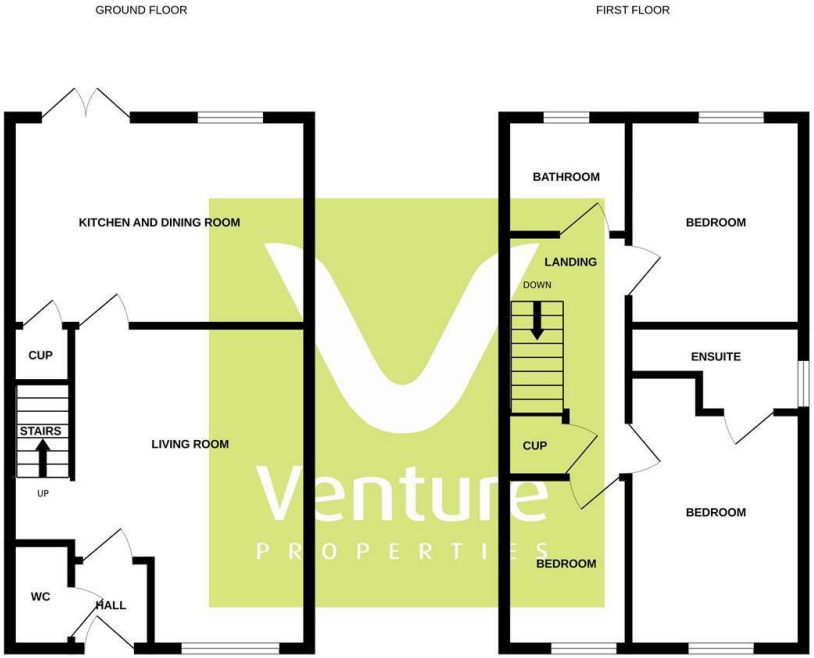
Ensuite
8'6" x 4'5" (2.60 x 1.37)
Stylish ensuite comprising of a cubicle with electric shower, pedestal wash basin, WC, tiled splashbacks, extractor fan, shaving point, radiator and UPVC double glazed opaque window to the side.

Bedroom Two
10'2" x 8'6" (3.11 x 2.60)
Double bedroom with a UPVC double glazed window to the rear and radiator.

Bedroom Three
8'9" x 6'3" (2.68 x 1.92)
Further well proportioned bedroom with a UPVC double glazed window to the front and radiator.

Bathroom/WC
6'3" x 5'6" (1.92 x 1.70)
Modern suite comprising of a panelled bath, pedestal was basin, WC, tiled splashbacks, radiator, extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL
To the front of the property is a block paved double driveway, whilst to the rear is an enclosed garden with lawn and decked patio area.



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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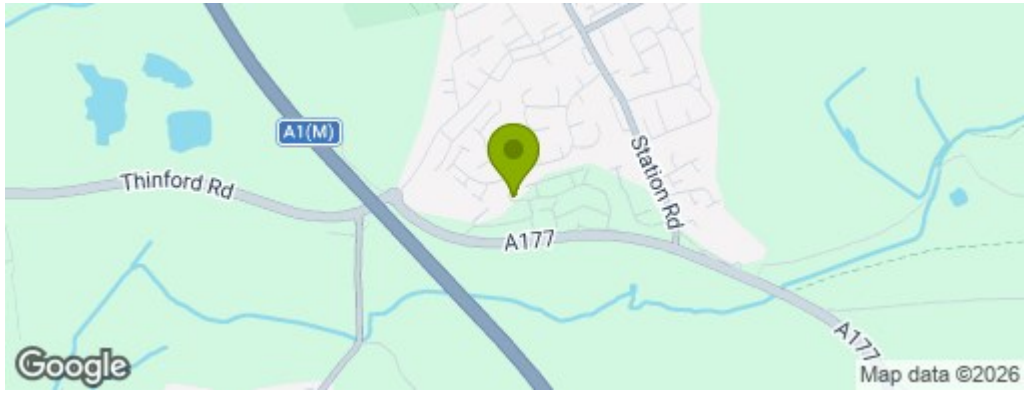

Property Information

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: C Annual price: £2331 (Maximum 2026)
Energy Performance Certificate Grade B
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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