Frederick Street South

Meadowfield DH7 8LZ

Offers In The Region Of £169,950

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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Frederick Street South

Meadowfield DH7 8LZ

x 5 x 2 x 1

- Available with no chain involved
- EPC RATING - C
- Enclosed yard
- Five double bedrooms
- Also ideal for large families
- Two modern bathrooms
- A ready to go investment opportunity
- Refurbished throughout
- Approximately 2.5 miles from Durham City centre

Available for sale with no chain involved, this large terraced house with five double bedrooms and enclosed yard is situated in the sought after location of Meadowfield. Having been remodelled and fully refurbished throughout, the property is a perfect ready to go investment, currently being using as serviced short stay accommodation. It would also suit family buyers given its generous floor plan.

The layout comprises of an entrance hall with access to a fifth bedroom, spacious living area with access to a further ground floor bedroom, refitted kitchen with appliances and stylish bathroom/WC. The first floor landing gives access to three double bedrooms and modern shower room/WC. Externally there is a rear yard.

The property is situated in a popular location, close to local amenities and with good road and public transport links to Durham City, which lies approximately 2.5 miles distant

GROUND FLOOR

Hall
Entered via UPVC door. Having a radiator, access to bedroom five and the living area.

Bedroom Five
15'3" x 7'5" (4.66 x 2.28)
Double bedroom with a UPVC double glazed window to the front and radiator.

Living Area
16'10" x 15'4" (5.15 x 4.68)
Spacious open plan living space with a UPVC double glazed window to the rear and radiator. There is also a lobby area to the side which has stairs leading to the first floor.

Kitchen
22'0" x 4'11" (6.73 x 1.52)
Refitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and hob with extractor over, along with an integrated washing machine and dishwasher. Further features include two UPVC double glazed windows to the side, laminate flooring, recessed spotlighting, a radiator and UPVC external door to the rear.

Bedroom Four
15'3" x 9'11" (4.66 x 3.03)
Generous double bedroom with a UPVC double glazed window to the front and radiator.

Bathroom/WC
10'10" x 5'11" (3.32 x 1.82)
Refitted with a panelled bath with mains fed shower, a wash basin set to a vanity unit, WC, a heated towel rail, recessed spotlighting, extractor fan and UPVC double glazed opaque window to the side.

FIRST FLOOR

Landing

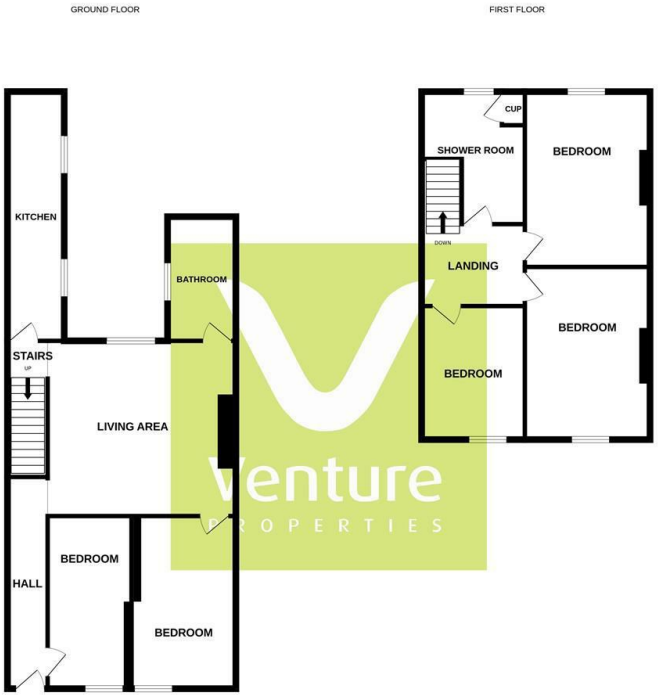
Bedroom One
15'4" x 10'8" (4.68 x 3.27)
Large double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Two
15'4" x 10'8" (4.68 x 3.27)
Large double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Three
11'6" x 8'11" (3.53 x 2.74)
Further double bedroom with a UPVC double glazed window to the front and radiator.

Shower Room/WC
11'6" x 5'7" min (3.53 x 1.71 min)
Comprising of a cubicle with mains fed shower, a wash basin set to a vanity unit, WC, a heated towel rail, recessed spotlighting, extractor fan. UPVC double glazed opaque window to the rear and cupboard which houses the combi gas central heating boiler.

EXTERNAL
To the rear of the property is an enclosed yard.



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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