

Alum Waters

Durham DH7 7JL

Offers In The Region Of £124,995

Venture PROPERTIES









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Alum Waters

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- No chain involved
- EPC RATING - D
- Modern kitchen/diner
- Desirable semi-rural location
- Easy access to Durham City and local amenities
- Stylish bathroom
- Countryside views
- Three well proportioned bedrooms
- Off street parking

Situated in a sought after semi rural location with beautiful countryside views to both the front and rear, early viewing of this three bedroom terraced home is highly recommended. The property is situated in Alum Waters enjoying easy access to local amenities which are available within both Langley Moor and New Brancepeth and is only a short drive from Durham City centre.

The floor plan comprises of a spacious living room with feature fireplace, modern refitted kitchen with space to dine, utility room and stylish refitted bathroom/WC. To the first floor there are three generously proportioned bedrooms. Externally there is off street parking to the front, an enclosed yard with storage and a garden to the rear which borders on to adjoining fields.

GROUND FLOOR

Living Room

15'11" x 14'2" (4.86 x 4.33)

Spacious reception room with a UPVC double glazed window to the front, a feature fireplace housing an electric fire, a radiator and UPVC external door to the front garden.

Kitchen/Diner

11'3" x 12'7" max (3.45 x 3.84 max)

The kitchen has been 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 gas hob with extractor over, along with an integrated fridge, freezer and washing machine. Further features include a UPVC double glazed window to the rear, a wall panel radiator, laminate flooring, understairs cupboard and staircase leading to the first floor.

Utility Room

8'2" x 6'1" (2.50 x 1.86)

Having co-ordinating floor units and worktops, plumbing for a washing machine, radiator, a UPVC double glazed window and external door to the rear yard.

Bathroom/WC

7'7" x 6'1" (2.33 x 1.86)

A stylish refitted bathroom comprising of a panelled bath with mains fed shower over, a hand wash basin set to a vanity unit, WC, heated towel rail, extractor fan, recessed spotlighting and UPVC double glazed opaque window to the rear.

FIRST FLOOR

Landing

Bedroom One

12'7" x 11'2" (3.86 x 3.41)

Generous double bedroom with a UPVC double glazed window to the rear, a radiator and cupboard housing the combi gas central heating boiler.

Bedroom Two

10'6" x 8'4" (3.22 x 2.56)

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

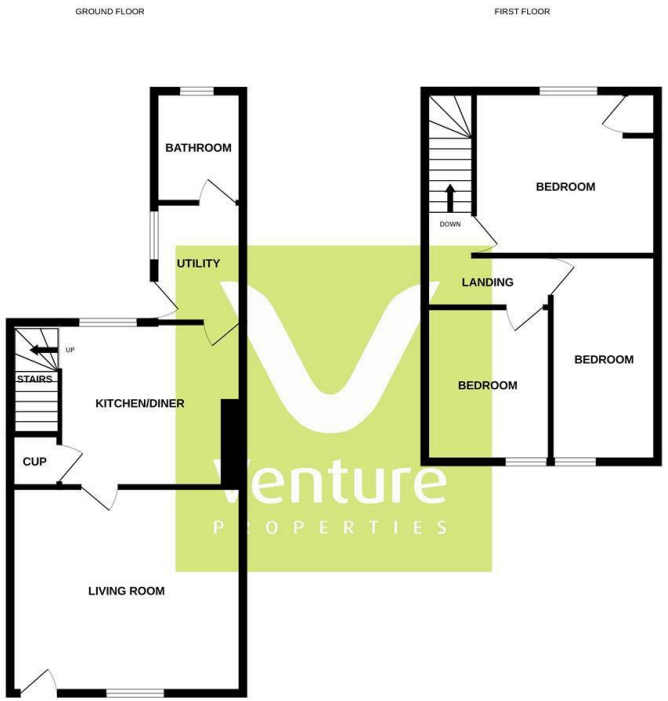
Bedroom Three

14'5" x 7'3" (4.40 x 2.22)

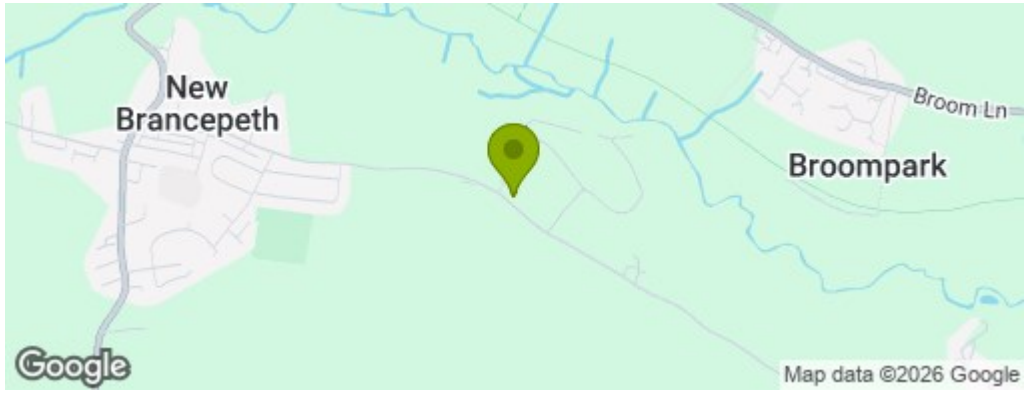
Further well proportioned bedroom with a UPVC double glazed window to the front and radiator.

EXTERNAL

To the front of the property is a driveway for off street parking and a low maintenance garden, whilst to the rear is an enclosed yard with brick storage shed. There is also an enclosed garden which is situated across the rear access lane.



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 D 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 The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Durham) Limited cannot accept liability for any information provided.

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