Cotherstone Road

Durham DH1 5YN

Offers In The Region Of £240,000

Venture
PROPERTIES

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x 4 x 2 x 1

- Much improved
- EPC RATING - D
- Landscaped garden
- Lovely family home
- Converted garage can be used to suit buyers needs
- Useful utility room
- Three/four bedrooms
- Impressive open plan kitchen and dining room
- Stylish bathroom and ground floor shower room

Venture Properties are delighted to offer sale this much improved, three/four bedroom semi detached house situated in the highly sought estate of Newton Hall. The property is located close to the Arnison Centre and within easy reach of both primary and secondary schools, as well as a selection of other local shops and amenities. There are regular transport links to Durham City and road links for commuting via the A167. Properties in this location prove very popular making early viewing is essential to avoid disappointment.

The well presented accommodation has a floor plan comprising of a welcoming entrance hallway, a spacious living room with feature fireplace, an impressive open plan kitchen and dining room, along with a useful utility room. The garage has been converted and offers buyers the choice of a fourth bedroom or further reception room with adjoining shower room/WC. To the first floor there are three well proportioned bedrooms and a stylish family bathroom. Externally there is driveway parking and a lovely, landscaped garden to the rear.

GROUND FLOOR

Hall
Welcoming hallway entered via UPVC double glazed door. Having stairs leading to the first floor, wood flooring, a radiator and cloaks cupboard.

Living Room
14'6" x 11'3" (4.42 x 3.43)
Spacious reception room with a UPVC double glazed picture window to the front, feature fireplace housing an electric fire, wood flooring and radiatior.

Open Plan Kitchen and Dining Room
17'9" x 10'10" (5.43 x 3.31)
An impressive open plan kitchen and dining room which is perfect for family living.

The kitchen has been refitted with a comprehensive range of units having contrasting work surfaces incorporating a stainless steel sink and drainer unit with mixer tap, a built in double oven and hob with extractor over and integrated fridge and freezer. Further features include a pantry cupboard, a breakfast bar, wood flooring, a wall panel radiator, a UPVC double glazed window to the rear and patio doors to the rear garden.

Utility Room
8'5" x 8'5" (2.57 x 2.57)
Having a UPVC double glazed window and door to the rear garden, coordinating units and worktops, a larder cupboard, plumbing for a washing machine, dryer space and wall panel radiator.

Bedroom Four/ Study
10'9" x 8'0" (3.30 x 2.46)
An excellent addition to the property providing the flexibility to be used to suit any buyers individual requirements. Having a UPVC double glazed window to the front, storage cupboard and radiator.

Shower Room/WC
7'8" x 4'3" (2.35 x 1.32)
Fitted with a modern suite comprising of a cubicle with mains fed shower, hand wash basin, WC, heated towel rail, recessed spotlighting and extractor fan.

FIRST FLOOR

Landing
Having a UPVC double glazed window to the rear and access to the loft which is boarded for storage.

Bedroom One
11'9" x 10'0" (3.59 x 3.06)
Double bedroom with a UPVC double glazed window to the front, wardrobes and radiator.

Bedroom Two
11'8" x 11'6" (3.57 x 3.51)
Further double bedroom with a UPVC double glazed window to the rear and radiator.

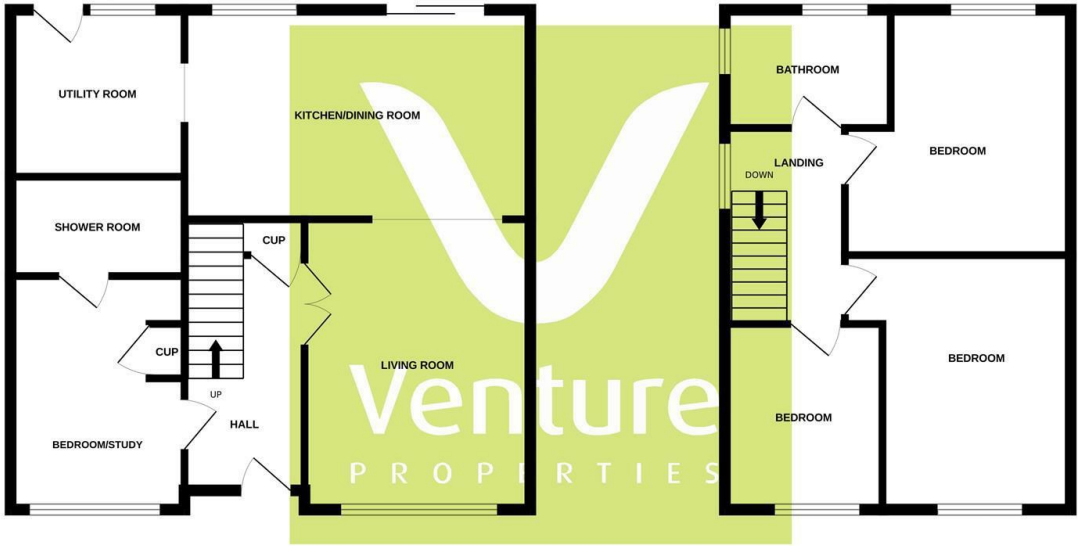
Bedroom Three
8'10" x 7'6" (2.71 x 2.30)
Well proportioned bedroom with a UPVC double glazed window to the front, wood flooring and radiator.

Bathroom/WC
8'9" x 4'10" (2.68 x 1.48)
A stylish family bathroom having a bath with mains fed shower over and hand held mixer shower, pedestal wash basin and low level WC. Having tiled splashbacks and flooring, a heated towel rail and UPVC double glazed opaque windows to the rear and side.

EXTERNAL
To the front of the property is a double driveway for off street parking, whilst to the rear is an enclosed garden which has been landscaped by the current owner to include a variety of patio entertaining areas and a wooden summerhouse with attached shed.

GROUND FLOOR

FIRST FLOOR



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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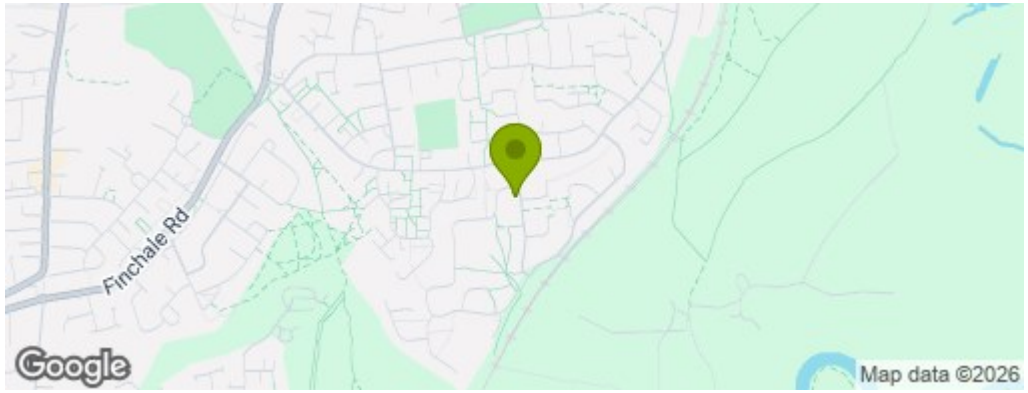

Property Information

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: B Annual price: £1984 (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

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