



Wakenshaw Road

Gilesgate DH1 1EP

Offers In The Region Of £139,950





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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Wakenshaw Road

Gilesgate DH1 1EP



- Popular and sought after location
- EPC RATING - D
- Recently replaced roof

- No onward chain
- Two double bedrooms
- Walking distance to Durham City centre

- Superb investment opportunity or FTB
- Open plan living and dining room
- Walking distance to a range of local amenities

Available with no chain involved, early viewing is essential to take advantage of the opportunity to purchase this well presented semi detached house with two double bedrooms in a highly sought after location. The property would be perfect for first time buyers or buy to let investors and is within walking distance to both local amenities and the city centre.

The floor plan comprises to the ground floor of a welcoming entrance hall leading into an open plan living and dining room with fireplace, fitted kitchen, rear lobby and utility/store room which could be used for a variety of purposes. To the first floor is a large double bedroom with two UPVC double glazed windows to the front, second double bedroom overlooking rear garden and bathroom/WC. Externally there are low maintenance gardens to the front and rear.

GROUND FLOOR

Hall

Entered via UPVC double glazed door. With stairs leading to the first floor, UPVC double glazed opaque window and radiator.

Living Room

13'5" x 9'10" (4.11 x 3.02)

Having a UPVC double glazed bow window to the front, feature fireplace housing a gas fire, laminate flooring and radiator.

Dining Room

8'6" x 7'11" (2.61 x 2.42)

Open plan to the living room and having a UPVC double glazed window to the rear, laminate flooring and radiator.

Kitchen

11'6" x 8'3" (3.52 x 2.53)

Fitted with a range of wall and floor units with contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, built-in stainless steel oven and hob with extractor over, plumbing for a washing machine and fridge/freezer space. Further features include tiled splash backs and flooring, a UPVC double glazed window to the rear and door to the rear lobby.

Lobby

6'3" x 4'9" (1.92 x 1.45)

With access to the rear garden.

Utility/Store

10'4" x 6'3" (3.15 x 1.92)

Having a window to the rear and door to the garden.

FIRST FLOOR

Landing

Having a storage cupboard and access to the loft.

Bedroom One

16'7" x 9'2" (5.08 x 2.80)

Generous double bedroom with two UPVC double glazed windows to the front, large storage cupboard and radiator.

Bedroom Two

10'2" x 9'2" (3.11 x 2.80)

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

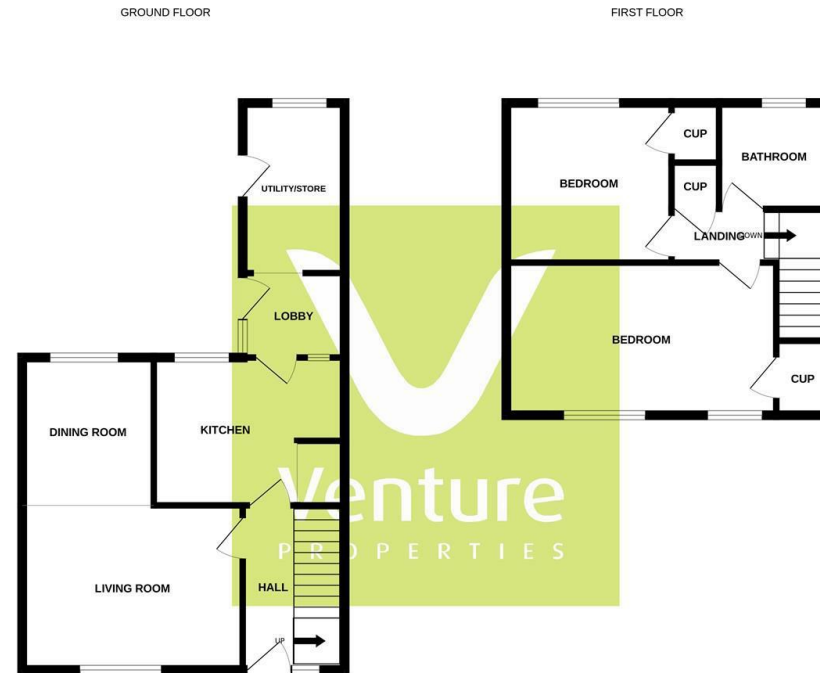
Bathroom/WC

6'10" x 5'10" (2.10 x 1.80)

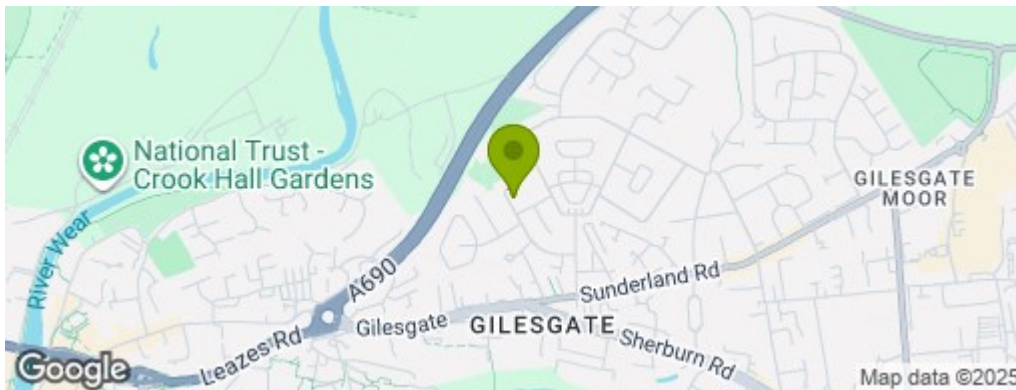
Comprising of a corner bath with mixer shower over, hand wash basin, WC, tiled walls and flooring, an extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL

There are low maintenance gardens to the front and rear of the property.



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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