



The Drovers, 1 St David's Street, Kirkpatrick Durham,
DG7 3HE

Offers over £120,000



1 St David Street is a unique two-bedroom ground floor flat right in the centre of Kirkpatrick Durham. Previously a local pub, it's full of character and offers generous space and flexibility.

This property is perfect for first time buyers, downsizers or even as a holiday let/ investment. This is a rare opportunity to purchase something different. Early viewing recommended.

[ENTRANCE VESTIBULE- 1.49M X 1.51M 433](#)

Ceiling light, wooden flooring, wooden panelling, doors to master bedroom & living area.

[LIVING ROOM- 5.86M X 3.68M](#)

Two ceiling lights, wooden flooring, bay window to front & side with curtain & curtain pole. Central heating radiator with thermostat, bar with undercabinet storage, open plan to bedroom & office/study area.

[BEDROOM 1 – 2.73M X 2.44M](#)

Ceiling light with shade, fitted carpet, window to front with curtain & curtain pole, door to storage cupboard. En suite 1.7m x 800m with WC and wash hand basin.

[OFFICE/ STUDY- 2.613 M X 2.93M](#)

Ceiling light with shade, fitted carpet.



KITCHEN- 3.25M X 3.02M

LED spotlights, vinyl flooring, cream base units with electric oven & hob, stainless steel sink with drainer & mixer tap.

HALLWAY- 3.89M X 1.51M

Ceiling light, fitted carpet, central heating radiator with thermostat, door to utility, bathroom & bedroom 2.

BEDROOM 2 – 4.37 M X 5.71M

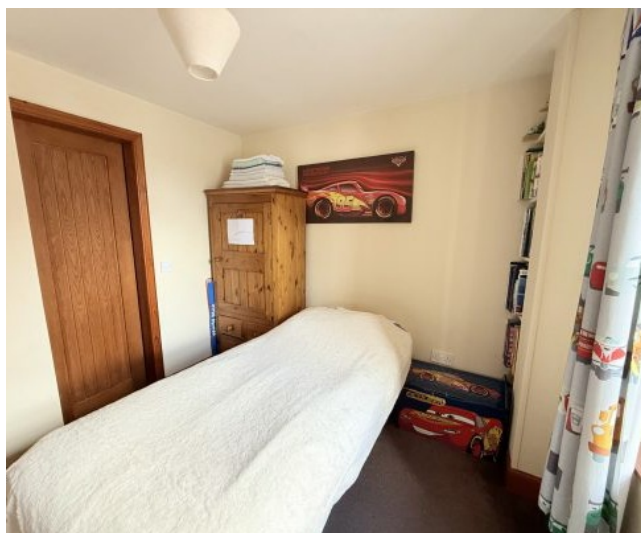
Two ceiling light with shades, fitted carpet, central heating radiator with thermostat, bay window to side with curtains & curtain pole. French door leading to living room, door to entrance vestibule, log burner with feature hearth.

UTILITY ROOM – 3.70M X 0.747 M

Ceiling light, vinyl flooring, loft/ attic hatch, door to bathroom & shared garden.

BATHROOM- 2.34M X 2.44M

Ceiling light with shade, vinyl tile effect flooring, marble clad walls, WC and wash hand basin, bath with overhead shower.



NOTES

On street parking

Shared garden

Worcester boiler

Gas central heating

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008, BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.







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