



St. Cuthberts Avenue

Framwellgate Moor DH1 5EP

Offers In The Region Of £159,950





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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St. Cuthberts Avenue

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- No chain involved
- EPC RATING - D
- Close to local amenities within Framwellgate Moor

- Highly sought after location
- Two well proportioned reception rooms
- Superb road links via the A167

- Two double bedrooms
- Easy access to the city
- Well presented

Venture Properties are delighted to offer for sale with no onward chain, this spacious terraced house with two double bedrooms, enjoying a fantastic setting on the outskirts of Durham City centre. With easy access to main roads and an excellent local public transport service, a range of local shopping facilities, as well as primary and secondary schools, all within walking distance.

This generously sized and well presented property has gas central heating via a combi boiler and UPVC double glazing. The ground floor accommodation comprises of an entrance hallway with access to the living room, leading to a large dining room and on in to the modern fitted kitchen with appliances. To the first floor there is a spacious master bedroom and a well proportioned second double bedroom. There is also a family bathroom which is tastefully appointed with a white suite. Externally, there is a block paved driveway to the front providing off street parking, whilst to the rear is an enclosed, lawned garden with an open aspect to the rear.

Viewing is highly recommended for full appreciation.

GROUND FLOOR

Entrance Hall

Entered via UPVC double glazed door. Having stairs leading to the first floor and radiator.

Living Room

13'5" x 12'4" (4.09 x 3.78)

Having a UPVC double glazed bay window to the front, picture rail, radiator and understairs storage cupboard.

Dining Room

15'8" x 10'7" (4.80 x 3.25)

Further good sized reception room with a UPVC double glazed window to the rear, picture rail, radiator and useful storage cupboard.

Kitchen

11'3" x 5'10" (3.45 x 1.78)

Fitted with a modern range of wall and floor units having contrasting worksurfaces incorporating a stainless steel sink and drainer unit, electric cooker with stainless steel extractor over, fridge/freezer and washing machine. Further features include two UPVC double glazed windows, tiled splashbacks, a wall mounted combi gas central heating boiler, radiator and UPVC door to the side.

FIRST FLOOR

Landing

Bedroom One

13'5" x 12'5" (4.09 x 3.81)

Generous double bedroom with a UPVC double glazed bay window to the front, picture rail, radiator and overstairs storage cupboard.

Bedroom Two

10'9" x 9'1" (3.30 x 2.79)

Further double bedroom with a UPVC double glazed window having a pleasant view to the rear, picture rail, radiator and storage cupboard.

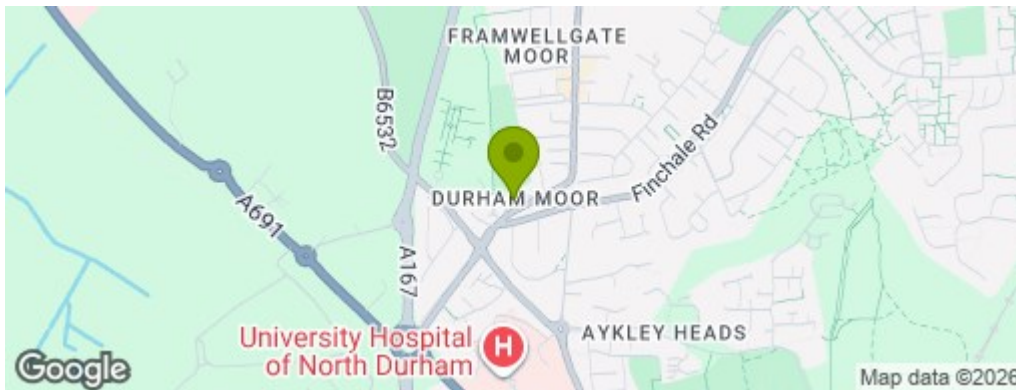
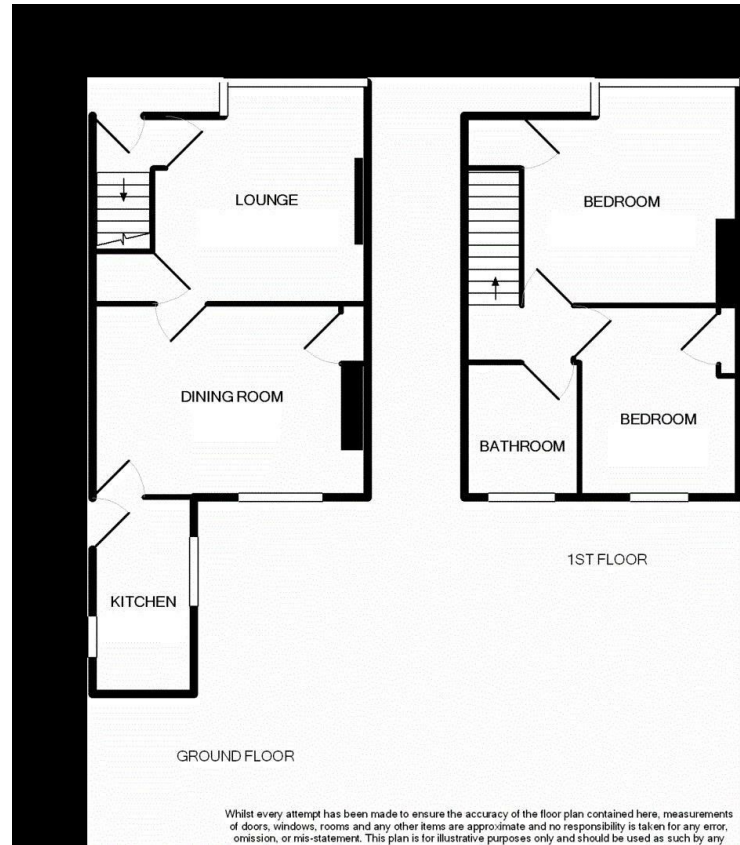
Bathroom/WC

7'4" x 6'2" (2.24 x 1.88)

Fitted with a white suite comprising of a panelled bath with electric shower over, wash basin and WC. Having part tiled walls, radiator, storage cupboard and UPVC double glazed opaque window to the rear.

EXTERNAL

To the front of the property is a block paved driveway for off street parking, whilst to the rear is an enclosed lawned garden with an open aspect to the rear.



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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