



East View

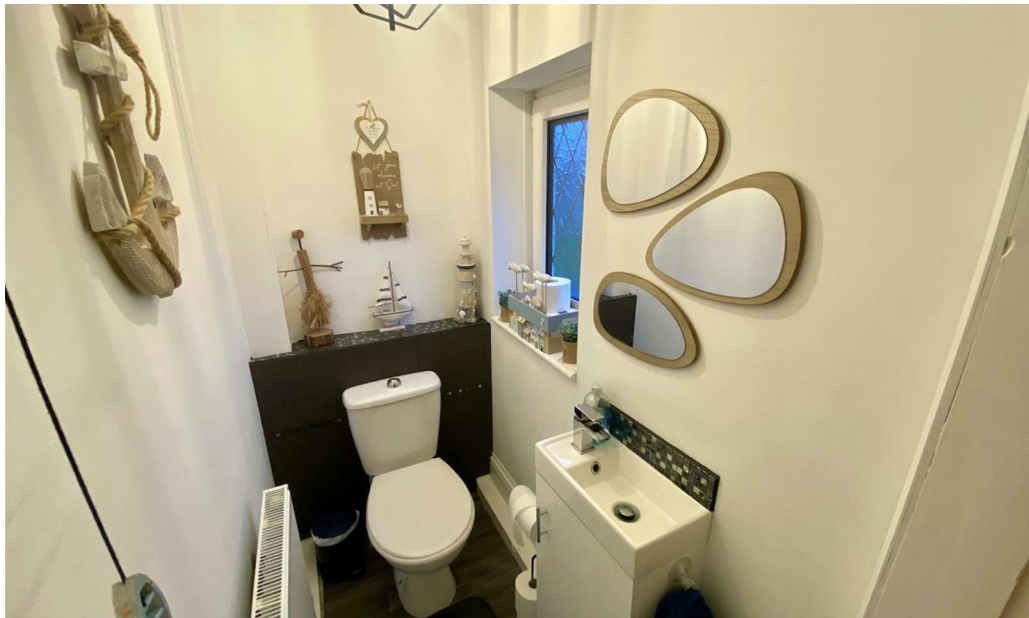
Durham DH7 8RY

Offers In The Region Of £154,950





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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East View

Durham DH7 8RY



- Ideal for growing families
- EPC RATING - D
- Recently re-wired

- Much improved
- Stylish refitted bathroom
- Overlooking a playground and park

- Modern refitted kitchen
- Updated central heating system
- Corner plot with planning permission for a side extension

Much improved by the current owners, this spacious three bedroom semi-detached property with a refitted kitchen and bathroom, is situated in a popular location within Meadowfield.

The property comprises of an entrance hall, generous living room, refitted kitchen, rear lobby and ground floor WC. To the first floor there are two double bedrooms, further well proportioned third bedroom and a modern refitted bathroom. The property has combi gas central heating and had a re-wire which were both completed around 3 years ago. Enjoying a corner plot with gardens to three sides and driveway parking for up to three vehicles. There is also planning permission in place for a side extension and porch, if required.

East View is located opposite a playground and park in the sought after area of Meadowfield, conveniently situated just off the A690 which offers access to Durham City centre in less than 10 minutes. There are regular public transport services and a range of amenities available within walking distance.

GROUND FLOOR

Hall

Welcoming hallway entered via composite door. Having stairs leading to the first floor, laminate flooring, radiator and storage cupboard.

Living Room

17'11" x 10'11" (5.48 x 3.35)

Spacious reception room with a UPVC double glazed window to the front, patio doors to the conservatory and radiator.

Conservatory

11'1" x 9'7" (3.40 x 2.94)

Having UPVC double glazed windows and laminate flooring.

Kitchen

11'10" x 8'3" (3.62 x 2.54)

Refitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in double oven and hob with extractor over and plumbing for a washing machine. Further features include a breakfast bar, UPVC double glazed window to the rear, tiled splashbacks and flooring, a radiator and recessed spotlighting.

Lobby

With a UPVC external door to the rear garden and tiled flooring.

WC

Comprising of a low level WC, hand wash basin set to a vanity unit, radiator and UPVC double glazed opaque window to the side.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the front, radiator and access to the loft which is partly boarded for storage and also houses the combi gas central heating boiler.

Bedroom One

12'3" x 8'8" (3.75 x 2.66)

Double bedroom with a UPVC double glazed window to the rear, fitted wardrobes providing ample storage, feature panelling and a radiator.

Bedroom Two

11'7" x 10'0" (3.55 x 3.06)

Generous double bedroom with a UPVC double glazed window to the rear and radiator.

Bedroom Three

9'8" x 9'0" (2.97 x 2.75)

Further well proportioned bedroom having a UPVC double glazed window to the side.

Bathroom/WC

6'8" x 6'0" (2.05 x 1.83)

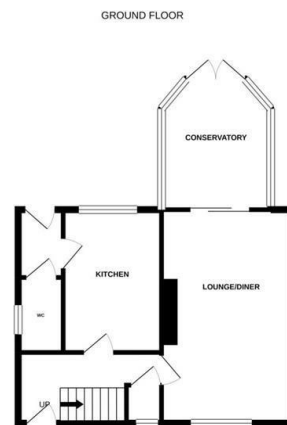
Stylish refitted bathroom comprising of a bath with mains fed shower over, hand wash basin set to a vanity unit and WC. Having a UPVC double glazed opaque window to the front, tiled splashbacks and flooring, recessed spotlighting and a heated towel rail.

EXTERNAL

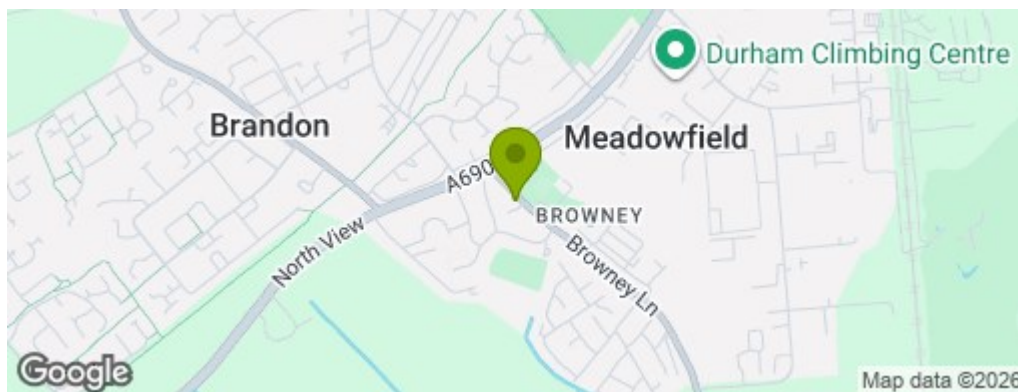
The property enjoys a corner plot with gardens to three sides. At the front is a low maintenance garden, along with a driveway providing off street parking for up to three vehicles and a lawned garden to the side. To the rear is a paved garden with useful storage shed.

Agents Note

The property has permission for a single storey rear and side extension, porch to the front and a dropped kerb with additional parking to front. Details can be found via the Durham County Council planning portal. Application reference - DM/25/03353/FPA



Not to scale for general guidance only.
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Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

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

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