



Hastings Avenue, Durham, DH1

Offers in the Region of: £240,000

A well-proportioned three bedroom semi-detached home situated on the very popular Hastings Avenue in Merryoaks, Durham.

Offering a practical layout across two floors, the property provides an entrance hall, two reception rooms, a fitted kitchen, three bedrooms, a shower room with separate WC, together with front and rear gardens. The property benefits from a recently renewed roof, replaced approximately two years ago, and the home offers excellent scope for updating to suit individual tastes.



Living Room - 3.8m x 3.6m (12'5" x 11'8")

The living room features a double-glazed bay window, a chimney breast with alcoves to either side, a tiled fireplace surround, a single central heating radiator, and carpet flooring.



Dining Room - 3.7m x 3.3m (12'0" x 10'9")

The dining room includes a rear-facing double-glazed window with an adjoining glazed door opening to the garden, a central heating radiator and carpet flooring. The room is currently arranged for ground-floor living but forms the ideal space for a dining room within the original layout.



Kitchen - 2.8m x 2.2m (9'2" x 7'2")

The kitchen is fitted with wall and base units, laminate worktops and tiled splashbacks, together with a stainless-steel sink and drainer set beneath a double-glazed rear window. There is space for an oven, plumbing and space for a washing machine, electrical sockets positioned above the work surfaces, and a rear door providing access to the garden.

Landing

The landing is carpeted and provides access to all rooms on the first floor. There is loft access and a double-glazed window positioned on the staircase, allowing natural light onto the landing area.

Bedroom One - 3.7m x 3.4m (12'1" x 11'3")

The primary bedroom is a double bedroom including a front-aspect double-glazed window, a central heating radiator, wall-mounted shelving, ample space for wardrobes, and carpet flooring.

Bedroom Two - 3.3m x 3.5m (10'10" x 11'4")

The second double bedroom includes a rear-aspect double-glazed window, a central heating radiator, wall-mounted shelving, a built-in storage cupboard with additional space for wardrobes, and carpet flooring.

Bedroom Three - 2.8m x 2.2m (9'1" x 7'1")

The third bedroom is a single bedroom also suitable for use as a study or nursery. It includes a front-aspect double glazed window, a central heating radiator, a built-in over-stairs storage cupboard and carpet flooring.





Shower Room - 1.9m x 1.8m (6'4" x 6'2")

The shower room is fitted with a corner shower enclosure with curved glazed doors, a hand wash basin set beneath a frosted double-glazed rear window, half-height tiled walls with painted finish above, and a wall-mounted towel rail positioned over a central heating radiator.



WC - 0.7m x 1.0m (2'1" x 3'4")

The WC includes a low-level toilet with wall-mounted cistern, half-height tiled walls with painted finish above, and a double-glazed window.

External

To the front, the property offers a paved pathway to the entrance, established boundary fencing and a garden area which could be converted into a driveway subject to relevant permissions. To the rear, there is a good-sized garden mainly laid to lawn with established greenery and a timber storage shed.



Services

We have been advised the property has mains electricity, mains water, gas central heating, and mains drainage.



Prospective buyers should review the following details before making any purchase decisions. Broadband speed for the area can be determined by entering the postcode into the Broadband Speed Checker ("UK's No. 1 Broadband Speed Test"). Mobile network coverage can be verified through the Ofcom website. These particulars are intended to offer a fair representation of the property; however, accuracy cannot be guaranteed, and they do not constitute a contractual offer. Buyers should conduct their own inspection of the property. None of the listed appliances or services have been tested by us, and we advise purchasers to seek a qualified professional to assess them before making any legal commitments.