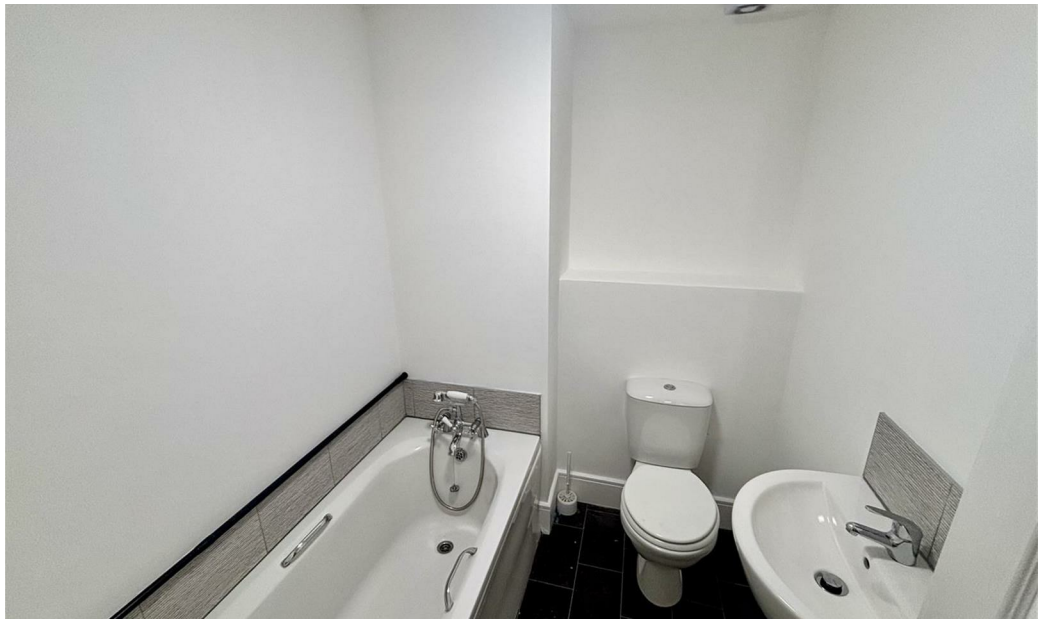
Burnell Road

Durham DH7 9PB

Offers In The Region Of £95,000

Venture
PROPERTIES

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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x 3 x 2 x 1

- No chain involved
- EPC RATING - C
- Recently refitted bathroom
- Extended and much improved
- Master bedroom with ensuite
- Recently installed combi gas central heating
- Spacious accommodation over three floors
- Recently refitted kitchen
- Modern neutral decor

Available for sale with no chain involved, this terraced property has been extended and modernised by the current vendor to provide spacious accommodation over three floors. In ready to move in condition with neutral decor and recent updates including a kitchen, bathroom, ensuite and combi central heating system.

The floor plan comprises of an entrance hall, large open plan living and dining room with french doors opening to the rear, a modern refitted kitchen, downstairs WC, two well proportioned bedrooms to the first floor, stylish refitted bathroom and a generous bedroom to the second floor which comes with an ensuite shower room. Externally there is an enclosed yard to the rear.

Burnell Road is a popular street situated within walking distance to local village amenities and with good road and public transport links.

Viewing is highly recommended for full appreciation.

GROUND FLOOR

Hall
Entered via UPVC door. With stairs leading to the first floor and door leading to the living room.

Open Plan Living and Dining Room
24'11" x 13'6" (7.60 x 4.13)
Large open plan reception room with a UPVC double glazed window to the front, UPVC double glazed french doors opening to the rear yard and two radiators.

Kitchen
13'6" x 6'11" (4.14 x 2.12)
Refitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and gas hob with stainless steel extractor over, plumbing for a washing machine and fridge/freezer space. Further features include a UPVC double glazed window to the side, radiator, wall mounted combi gas central heating boiler and UPVC double glazed external door to the side.

WC
6'11" x 2'11" (2.12 x 0.90)
Comprising of a WC, pedestal wash basin, radiator, extractor fan and UPVC double glazed opaque window to the side.

FIRST FLOOR

Landing
With a storage cupboard, radiator and door giving access to the stairs leading to the second floor.

Bedroom Two
10'2" x 11'9" max (3.11 x 3.60 max)
Double bedroom with a UPVC double glazed window to the front, radiator and storage cupboard.

Bedroom Three
9'4" x 8'0" (2.85 x 2.44)
Well proportioned with a UPVC double glazed window to the rear and radiator.

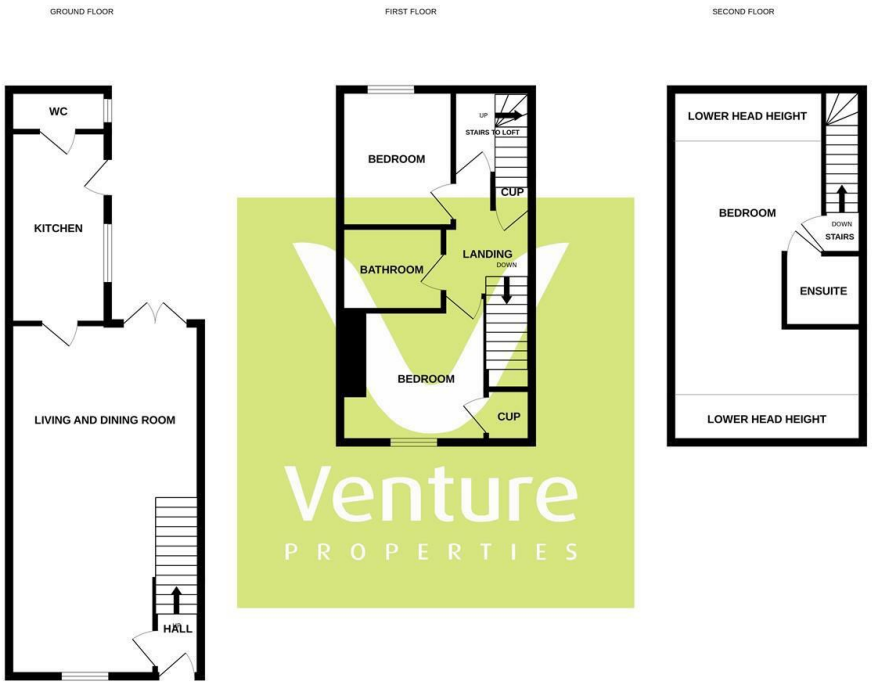
Bathroom/WC
7'3" x 5'8" (2.22 x 1.73)
Refitted with a modern white suite comprising of a bath with mixer shower over, pedestal wash basin, WC, tiled splashbacks and heated towel rail.

SECOND FLOOR

Bedroom One
17'10" x 10'9" measured at one metre (5.45 x 3.30 measured at one metre)
Generously proportioned with a velux window and two radiators.

Ensuite
5'4" x 5'0" (1.64 x 1.53)
An excellent addition to the property and comprising of a cubicle with mains fed shower, pedestal wash basin, WC, tiled splashbacks and radiator.

EXTERNAL
To the rear of the property is an enclosed paved yard with cold water tap, external light and gate to the rear.



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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Property Information

Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Broadband available. Highest available speed is 80 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 C
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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