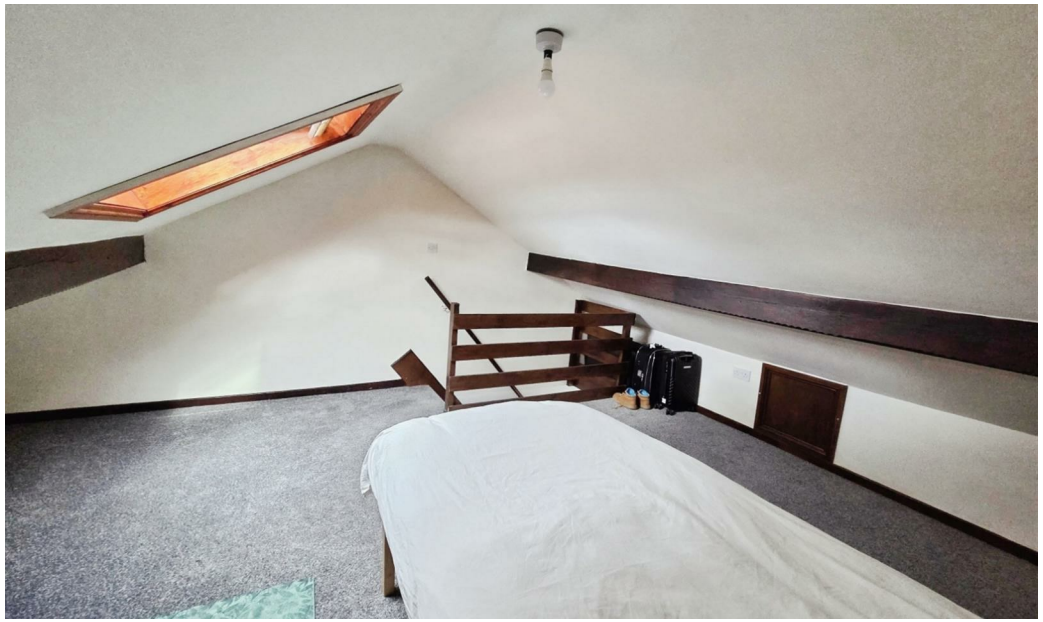
Grange Avenue

Auckland Park DL14 8RD

Chain Free £110,000

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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Grange Avenue

Auckland Park DL14 8RD

x 2 x 1 x 2

- Chain Free Sale
- EPC Grade D
- Useful Attic Space
- Substantial Two Bedroom Mid Terrace
- Gas Central Heating
- Two Good Sized Reception Rooms
- New Combi Boiler Installed 2026
- UPVC Double Glazing
- Large Enclosed Yard To Rear

Nestled on the charming Grange Avenue in Auckland Park, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are greeted by a lovely lounge that features an original fireplace, adding a touch of character and warmth to the living area. This space is perfect for relaxing or entertaining guests. Adjacent to the lounge, you will find a separate dining room, providing a wonderful setting for family meals or dinner parties.

One of the standout features of this property is the useful attic room, which offers additional versatility. Whether you envision it as a home office, a playroom, or simply extra storage, this space can be tailored to suit your needs.

The house is presented in good condition and is chain-free, allowing for a smooth and straightforward purchase process. With its appealing layout and charming features, this property is sure to attract interest.

Grange Avenue is a pleasant location, providing easy access to local amenities and transport links, making it a convenient choice for modern living. This home is not just a property; it is a place where memories can be made. Do not miss the chance to view this lovely house and envision your future here.

Ground Floor

Entrance Porch
UPVC double glazed front entrance door, laminated floor

Entrance Hallway
Staircase to the first floor, decorative arch and corbel,

Lounge
12'07 x 11'11 (3.84m x 3.63m)
With original feature fireplace, cast and tiled inset, UPVC double glazed square bay window, cornice to ceiling, wall light points and open through to:

Dining Room
13'09 x 12'08 (4.19m x 3.86m)
UPVC double glazed window, laminated floor, double central heating radiator

Kitchen
12' x 6'07 (3.66m x 2.01m)
Fitted with a range of timber wall and base units, laminated working surfaces over, inset single drainer sink unit, UPVC double glazed window, tiled splash backs, plumbing and space for washing machine, coving to ceiling, UPVC double glazed rear door. Large walk in understairs storage cupboard

First Floor

Landing
Spindle balustrade, and large overstairs storage cupboard

Bedroom One
13'11 x 9'11 (4.24m x 3.02m)
Located to the rear of the property with UPVC double glazed window and double central heating radiator

Bedroom Two
12'01 x 9'11 (3.68m x 3.02m)
UPVC double glazed window and double central heating radiator

Bathroom/wc
Fitted with a white suite including panelled bath, electric shower over, wc, pedestal wash hand basin, tiled splash backs and opaque UPVC double glazed window

Inner Room
UPVC double glazed window, wall mounted gas boiler and fix staircase to the attic room

Second Floor

Attic Space
14'01 x 9'09 (4.29m x 2.97m)
A useful space, please note that this room does not comply to Building Regulations, so therefore there is no Completion Certificate for the works carried out. Velux window, beamed and vaulted ceiling, eaves storage cupboard

Exterior
Immediately to the front of the property there is a low maintenance garden forecourt, whilst to the rear there is a large enclosed yard area

Energy Performance Certificate
To view the full Energy Performance Certificate please use the following link:

https://find-energy-certificate.service.gov.uk/energy-certificate/2324-3047-7203-7205-0204

EPC Grade D

EPC Grade D

Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Main
Broadband: Ultrafast Highest available download speed 10000 Mbps Highest available upload speed 10000 Mbps
Mobile Signal/coverage: We recommend speaking to your local network provider
Council Tax: Durham County Council, Band: A Annual price: £1,637.91 (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 flooding from the rivers and sea. Very low risk of surface water flooding

Disclaimer
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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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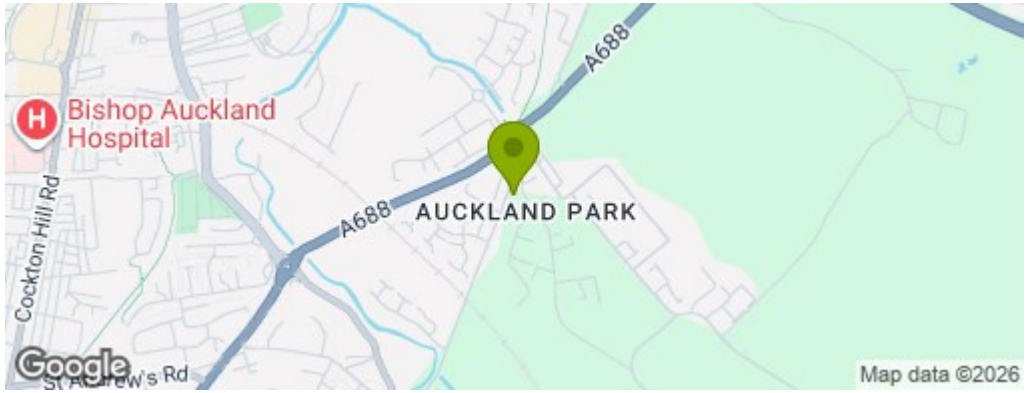

Property Information

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