

East Lea

Thornley DH6 3EA

Offers Over £89,950

Venture
PROPERTIES









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East Lea

Thornley DH6 3EA



- No chain involved
- EPC RATING - TBC
- Impressive open plan kitchen and dining room
- Newly refurbished
- Popular location
- Modern newly fitted bathroom
- Perfect for FTBs and BTL investors
- Two double bedrooms
- Roof replaced December 2024

Available for sale with no chain, this superb home has been fully refurbished to a high standard providing ready to move into accommodation, perfectly suited to first time buyers or buy to let investors. Having many notable features including a newly fitted kitchen and bathroom and finished with neutral decor and newly laid floorings.

The property offers spacious living accommodation including a living room, an impressive open plan kitchen and dining room, useful utility room, a large master bedroom, a further double bedroom and newly fitted bathroom. Externally the property has gardens to the front and rear.

Viewing is highly recommended for full appreciation.

GROUND FLOOR

Living Room

16'3" x 10'2" (4.96 x 3.11)

Spacious living room entered via a newly fitted composite door. Having a UPVC double glazed window to the front, laminate flooring and radiator. There are stairs leading to the first floor with a further UPVC double glazed window to the side.

Open Plan Kitchen and Dining Room

19'7" x 8'6" (5.99 x 2.60)

Impressive open plan kitchen and dining room which is perfect for modern living and entertaining.

The kitchen is newly fitted with a comprehensive range of units having contrasting work surfaces incorporating a sink and drainer with mixer tap, built in oven and hob with extractor over, fridge/freezer space, UPVC double glazed windows to the rear and side, laminate flooring, two radiators and UPVC double glazed french doors to the rear garden.

Utility Room

9'2" x 6'0" (2.80 x 1.83)

A useful space with fitted worktop having a sink, base unit, plumbing for a washing machine, storage cupboard, radiator, laminate flooring, UPVC double glazed window to the rear and UPVC double glazed external door to the side.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the side and access to the loft.

Bedroom One

16'5" x 10'2" (5.01 x 3.11)

Generous double bedroom with two UPVC double glazed windows to the front, radiator and cupboard housing the combi gas central boiler.

Bedroom Two

11'7" x 8'7" (3.54 x 2.62)

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

Bathroom/WC

7'9" x 5'6" (2.37 x 1.68)

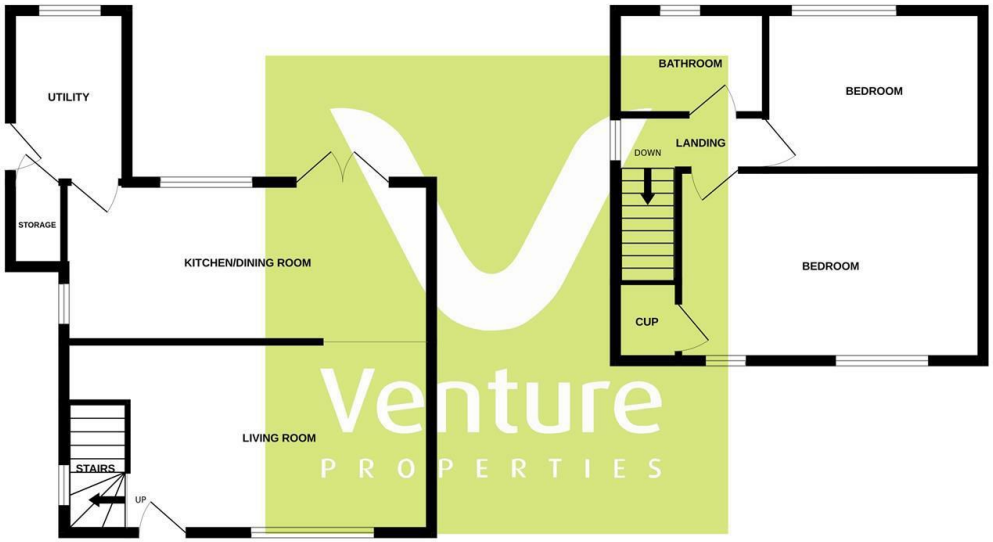
Newly fitted with a modern white suite comprising of a panelled bath with mains fed shower over, hand wash basin set to a vanity unit, WC, tiled splashbacks, a radiator and UPVC double glazed opaque window to the rear.

EXTERNAL

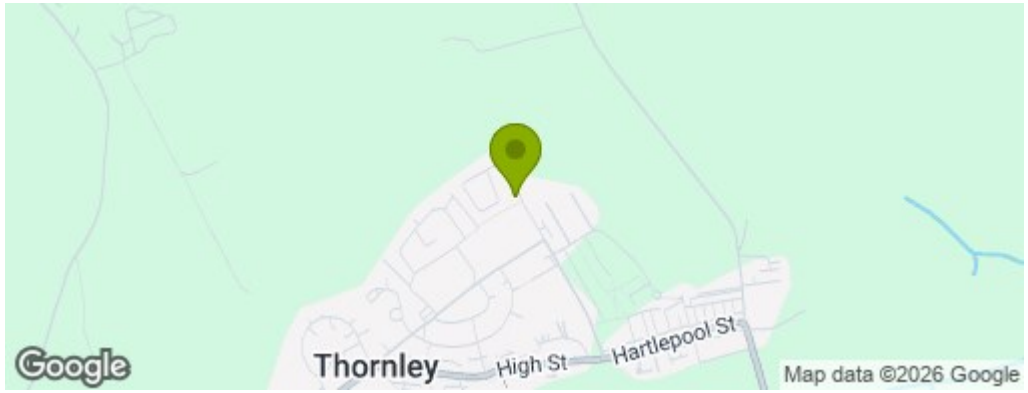
There are enclosed gardens to the front and rear of the property.

GROUND FLOOR

FIRST FLOOR



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: Check via OFCOM website. Mobile Signal/coverage: We recommend contacting your service provider for further information. Council Tax: Durham County Council, Band: A Annual price: £1748 (Maximum 2026) Energy Performance Certificate Grade TBC 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 The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Durham) Limited cannot accept liability for any information provided.

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