

# Kirkfields

Sherburn Hill DH6 1PR

Offers Over £139,950

Venture PROPERTIES









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# Kirkfields

## Sherburn Hill DH6 1PR




- No chain involved
- EPC RATING - B
- Parking for two vehicles
- Immaculate condition
- Newly laid carpets
- Three bedrooms
- Freshly decorated throughout
- Extensive views
- Open plan kicthen and dining room

Venture Properties are delighted to offer for sale with no chain involved, this modern three bedroom end of terrace house. It is located within the village of Sherburn Hill which has a range of amenities and also with excellent transport links to Durham City.

This superbly presented home has been freshly redecorated throughout and laid with new floorings, it offers well planned accommodation throughout including an entrance hall with cloakroom/WC, impressive open plan kitchen and dining room which is perfect for entertaining and generous living room with french doors into the rear garden. To the first floor there are two large double bedrooms, a well proportioned single bedroom and modern family bathroom. Externally the property enjoys a rear garden and two parking spaces.

Ready to move in to, early viewing is highly recommended.

### GROUND FLOOR

#### Hall
Welcoming entrance hallway with stairs leading to the first floor and radiator.

#### WC
Having WC, pedestal wash basin with tiled splashback, radiator and UPVC double glazed opaque window to the front.

#### Kitchen and Dining Room
13'6" x 11'7" (4.14 x 3.54)
Fitted with a comprehensive range of wall and floor units having contrasting worktops surfaces incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven, hob with extractor, plumbing for a washing machine and fridge/freezer space. Further features include a UPVC double glazed window to the front, a unit housed combi gas central heating boiler and radiator. There is ample space for a dining table and chairs making it perfect for modern living and entertaining.

#### Living Room
14'9" x 11'6" (4.50 x 3.52)
Spacious living room with UPVC double glazed french doors opening to the garden, an understair storage cupboard and radiator.

### FIRST FLOOR

#### Landing
With radiator and access to the loft.

#### Bedroom One
14'9" x 9'8" (4.50 x 2.95)
Generous double bedroom with two UPVC double glazed windows to the front, a storage cupboard and radiator.

#### Bedroom Two
9'9" x 8'5" (2.99 x 2.57)
Double bedroom with a UPVC double glazed window to the rear and radiator.

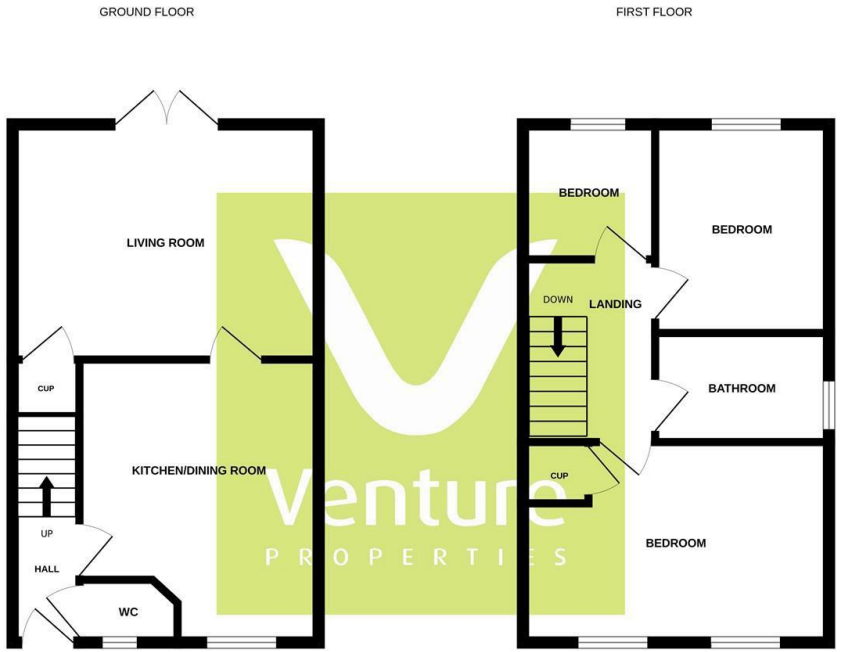
#### Bedroom Three
6'7" x 6'0" (2.01 x 1.85)
Single bedroom with a UPVC double glazed window to the rear and radiator.

#### Bathroom/WC
8'5" x 5'4" (2.57 x 1.65)
Fitted with a modern white suite comprising of a panelled bath with mains fed shower over, pedestal wash basin and WC. Having tiled splashbacks, radiator and UPVC double glazed opaque window to the side.

### EXTERNAL
To the rear of the property is an enclosed garden with patio area and an access gate leading to off street parking for two vehicles.

### AGENTS NOTES
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: B Annual price: £2039 (Maximum 2026)
Energy Performance Certificate Grade B
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.




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

There is an annual estate charge of £89 per annum.

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