Commercial Street

Durham DH7 8PL

Offers In The Region Of £80,000

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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Commercial Street

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x 3 x 1 x 2

- No chain involved
- EPC RATING - C
- Large kitchen
- In need of modernisation
- Three well proportioned bedrooms
- Useful utility room and WC
- Very spacious
- Two spacious reception rooms
- Lots of potential

Available for sale with no chain involved, this very spacious terraced property is situated in a popular location with easy access to local amenities and to Durham City, which lies approximately 3 miles distant. In need of modernisation, the property would be an ideal investment opportunity.

The floor plan comprises of an entrance hall, spacious living room and large dining room, kitchen, useful utility room and ground floor WC. To the first floor are three well proportioned bedrooms and bathroom/WC. Externally there is an enclosed yard to the rear.

With lots of potential, early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Entrance Hall
Entered via UPVC door. Having a radiator and understairs cupboard.

Living Room
16'6" x 15'0" (5.03 x 4.59)
Spacious reception room with two UPVC double glazed windows to the front, laminate flooring and radiator.

Dining Room
20'1" x 15'10" (6.14 x 4.84)
Further spacious reception room with UPVC double glazed window to the rear, feature fireplace housing an electric fire, laminate flooring, radiator and staircase leading to the first floor.

Kitchen
22'6" x 6'6" (6.86 x 2.00)
Fitted with a range of units having contrasting worktops incorporating a sink and drainer unit, a gas cooker, a radiator, two UPVC double glazed windows and a UPVC external door to the rear yard.

Utility Room
14'5" x 5'6" (4.40 x 1.70)
Having a UPVC double glazed window to thee side, radiator and plumbing for a washing machine.

WC
5'6" x 5'4" (1.70 x 1.65)
Comprising of a WC, pedestal wash basin, radiator and UPVC double glazed opaque window to the side.

FIRST FLOOR

Landing
With radiator.

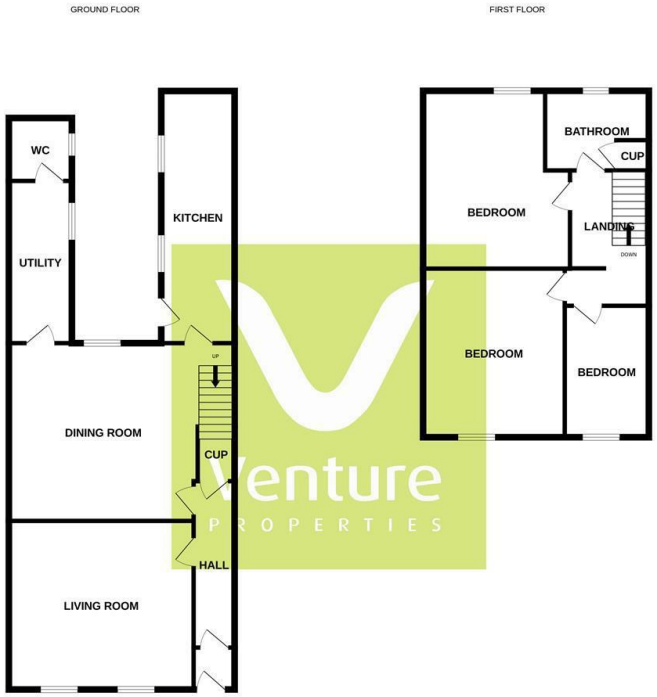
Bedroom One
15'7" x 13'1" (4.75 x 4.00)
Generous double bedroom with a UPVC double glazed window to the rear and radiator.

Bedroom Two
15'7" x 13'1" (4.75 x 4.00)
Large double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Three
11'8" x 7'5" (3.57 x 2.28)
Further well proportioned bedroom with a UPVC double glazed window to the front, laminate flooring and radiator.

Bathroom/WC
9'3" x 7'1" (2.82 x 2.16)
Comprising of a panelled bath, cubicle with electric shower, pedestal wash basin, WC, radiator, cupboard housing the combi gas central heating boiler and UPVC double glazed opaque window to the rear.

EXTERNAL
To the rear of the property is an enclosed yard with access gate.



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 puposes 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: £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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