



Waltons Terrace

Durham DH7 7ER

Offers In The Region Of £95,000





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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- No chain involved
- EPC RATING - C
- Two well proportioned bedrooms

- Ideal for first time buyers
- Lovely outlook to the front
- Modern kitchen/diner

- Great investment opportunity
- Much improved
- Rear courtyard garden

Venture Properties are delighted to offer for sale with no onward chain, this well presented and much improved two bedroom terraced property in the village of New Brancepeth. Enjoying lovely views to the front and a modern interior, as well as the option to purchase furniture and appliances, the home would be perfect for both first time buyers or buy to let investors having potential rental income up to £650 PCM. Viewing is highly recommended for full appreciation.

The floor plan comprises of a superb living room with feature fireplace, impressive open plan kitchen/diner, a large master bedroom with walk-in wardrobe, further well proportioned bedroom and stylish bathroom/WC. Externally there are low maintenance gardens to the front and rear.

New Brancepeth has a selection of local amenities including a primary school, shops and public transport links. It is within easy reach of Durham City, which lies approximately 3 miles distant.

GROUND FLOOR

Living Room

14'5" x 13'3" (4.41 x 4.04)

Entered via UPVC door. Having a UPVC double glazed window to the front, feature fireplace housing a gas fire, laminate flooring, radiator and staircase leading to the first floor.

Kitchen/Diner

14'5" x 11'9" (4.41 x 3.60)

Refitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit, a built in stainless steel oven and gas hob, plumbing for a washing machine and spaces for both a fridge/freezer and tumble dryer. Further features include two UPVC double glazed windows to the rear, tiled splashbacks and flooring, a radiator, a cupboard housing the combi gas central heating boiler and a UPVC door to the rear yard.

FIRST FLOOR

Landing

Having access to the loft.

Bedroom One

13'3" x 11'2" (4.04 x 3.42)

Generous double bedroom with a UPVC double glazed window to the front, a radiator and walk-in wardrobe.

Bedroom Two

8'5" x 8'5" (2.58 x 2.58)

A further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

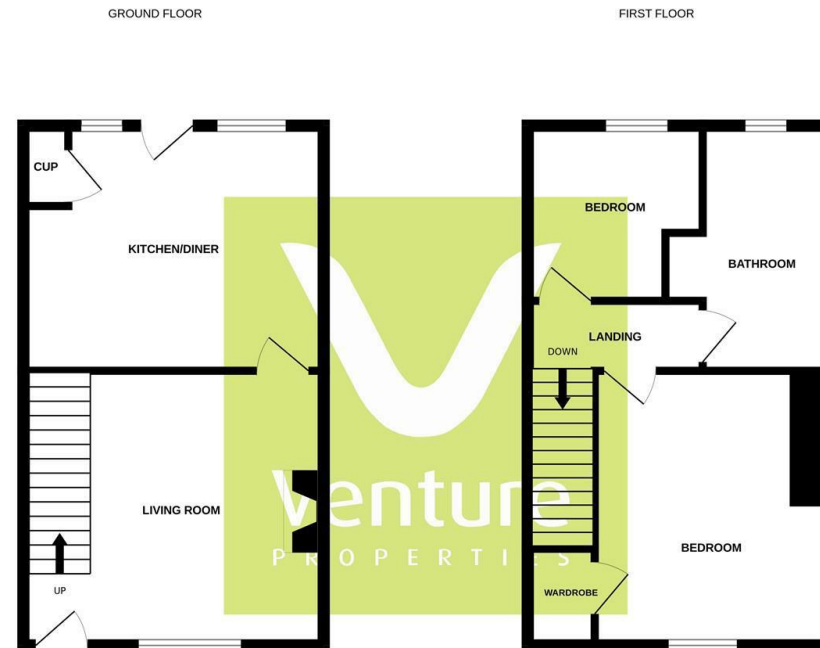
Bathroom/WC

11'10" x 5'7" (3.61 x 1.72)

Stylish bathroom comprising of a recently fitted panelled bath, cubicle with electric shower, pedestal wash basin and WC. Having a UPVC double glazed opaque window to the rear, tiled splashbacks and a radiator.

EXTERNAL

To the front of the property is a raised, low maintenance garden whilst to the rear is an enclosed, recently updated courtyard garden with brick storage shed. It is a lovely space for outdoor living and entertaining.



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 10000 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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