



**Luke Terrace**

Durham DH6 3RX

Offers In The Region Of £154,950







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# Luke Terrace

Durham DH6 3RX



- Remodelled and much improved
- EPC RATING - C
- Driveway parking for three vehicles

- Impressive open plan kitchen and dining room
- Three double bedrooms
- Well presented throughout

- Perfect for growing families
- Master bedroom with ensuite
- Generous garden

Venture Properties are delighted to offer the opportunity to purchase this remodelled and much improved detached house with three well proportioned bedrooms, an impressive open plan kitchen and dining room, generous garden and triple driveway.

The well presented accommodation comprises of a welcoming hallway leading in to a spacious living room, an impressive open plan kitchen and dining room with french doors opening in to the rear garden which has been extended and remodelled by the current owner and a ground floor WC. To the first floor, the generous master bedroom benefits from an ensuite shower room. There are two further well proportioned bedrooms both with fitted wardrobes and a stylish modern bathroom. Externally there is an extended driveway to the front of the property providing off street parking for three vehicles, whilst to the rear is a good sized enclosed garden.

Luke Terrace is located within walking distance to local amenities and there are good road links towards both Durham City and Peterlee via the A19.

## GROUND FLOOR

### Hall

Welcoming hallway entered via composite door having a UPVC double glazed window to the side, radiator and stairs leading to the first floor.

### Living Room

15'2" x 10'0" (4.63 x 3.06)

Spacious reception room with a UPVC double glazed window to the front, media and storage wall and radiator.

### Open Plan Kitchen and Dining Room

23'0" x 7'9" (7.02 x 2.38)

An impressive open plan kitchen and dining room which has been extended and remodelled by the current owners.

The kitchen is fitted with a modern range of wall and floor units having contrasting worktops incorporating a sink with mixer tap, a built in stainless steel oven and gas hob with extractor over, plumbing for a washing machine and dishwasher, along with space for a tumble dryer. Further features include space for a dining table, a UPVC double glazed window to the rear and UPVC double glazed french doors opening in to the rear garden, tiled splashbacks, recessed spotlighting and a wall panel radiator.

### WC

5'2" x 3'1" (1.58 x 0.95)

Comprising of a low level WC, hand wash basin set to a vanity unit, extractor fan and radiator.

## FIRST FLOOR

### Landing

Having access to the loft which has retractable ladders and is partly boarded for storage.

### Bedroom One

12'11" x 9'2" (3.94 x 2.81)

Generous double bedroom with a UPVC double glazed window to the front, radiator and TV aerial point.

### Ensuite

9'2" x 3'6" (2.81 x 1.08)

Superb ensuite comprising of a 1.5 width cubicle with mains fed

shower, pedestal wash basin and WC. Having tiled splashbacks, extractor fan, radiator, extractor fan and UPVC double glazed opaque window to the rear.

### Bedroom Two

13'6" x 11'3" (4.14 x 3.45)

Spacious double bedroom with a UPVC double glazed dormer window to the front, fitted wardrobes and radiator.

### Bedroom Three

11'8" x 6'9" (3.57 x 2.07)

Further well proportioned bedroom with a UPVC double glazed window to the rear, fitted wardrobes and radiator.

### Bathroom/WC

6'5" x 6'1" (1.97 x 1.86)

Stylish family bathroom comprising of a panelled bath with mixer shower over, pedestal wash basin and WC. Having attractive tiled splashbacks, radiator, recessed spotlighting, an extractor fan and UPVC double glazed opaque window to the rear.

## EXTERNAL

To the front of the property is an extended driveway providing off street parking for three vehicles, whilst to the rear is a generous enclosed garden with two patio areas and a further decked patio.

### Garage

9'6" x 8'6" (2.90 x 2.60)

Having an up and over door, power and lighting and a door to the kitchen.



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

**0191 3729797**

1 Whitfield House, Durham, County Durham, DH7 8XL  
durham@venturepropertiesuk.com