



Fallsway

Carrville DH1 1AZ

Offers In The Region Of £225,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Fallsway

Carrville DH1 1AZ



- Available with no onward chain
- EPC RATING - D
- Upgraded heating and wiring systems

- Three bedrooms
- Impressive open plan kitchen and dining room
- Sought after location

- Fourth ground floor bedroom with ensuite
- Stylish refitted bathroom
- Close to the A1(M) and A690 for commuting

Venture Properties are delighted to offer for sale with no onward chain, this much improved and beautifully presented semi detached house with four bedrooms. Located on a popular estate in the Carrville area of Durham, occupying a pleasant cul de sac position with access to an array of local amenities, good schools and major transport links.

The property has been refurbished throughout and with its flexible layout should appeal to a variety of buyer needs. With a floor plan comprising of an entrance porch, spacious living room, impressive open plan kitchen and dining room and ground floor bedroom which comes with an ensuite shower room. To the first floor are three well proportioned bedrooms and modern refitted bathroom. Externally there is a low maintenance garden and driveway to the front, whilst to the rear is an enclosed garden.

Viewing is highly recommended for full appreciation.

GROUND FLOOR

Entrance Porch

Entered via UPVC door. With UPVC double glazed windows and an internal door to the living room.

Living Room

14'6" x 14'1" (4.440 x 4.30)

Spacious reception room with a UPVC double glazed window to the front, further UPVC double glazed

window to the side, stairs leading to the first floor and radiator.

Open Plan Kitchen and Dining Room

14'5" x 9'6" and 8'10" x 6'6" (4.40 x 2.90 and 2.70 x 2.00)
An impressive open plan kitchen and dining room which is perfect for modern family living and entertaining.

The kitchen has been refitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with stainless steel extractor over, space for a fridge/freezer and plumbing for both a washing machine and dishwasher. Further features include two sets of french doors opening to the garden, laminate flooring to the kitchen area, tiled splashbacks and recessed spot lighting.

Bedroom Four

15'8" x 7'2" (4.80 x 2.20)

Having a UPVC double glazed window to the front and radiator.

Ensuite

7'6" x 7'2" (2.30 x 2.20)

Recently refitted with a shower cubicle, pedestal wash basin, WC and UPVC double glazed opaque window to the rear.

FIRST FLOOR

Landing

With a UPVC double glazed window to the side and access to the loft space which is boarded and has a UPVC double glazed window to the side.

Bedroom One

14'6" x 8'6" (4.44 x 2.60)

Double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Two

8'10" x 8'6" (2.70 x 2.60)

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

Bedroom Three

10'5" x 6'2" (3.20 x 1.90)

Further well proportioned bedroom with a UPVC double glazed window to the front, storage cupboard and radiator.

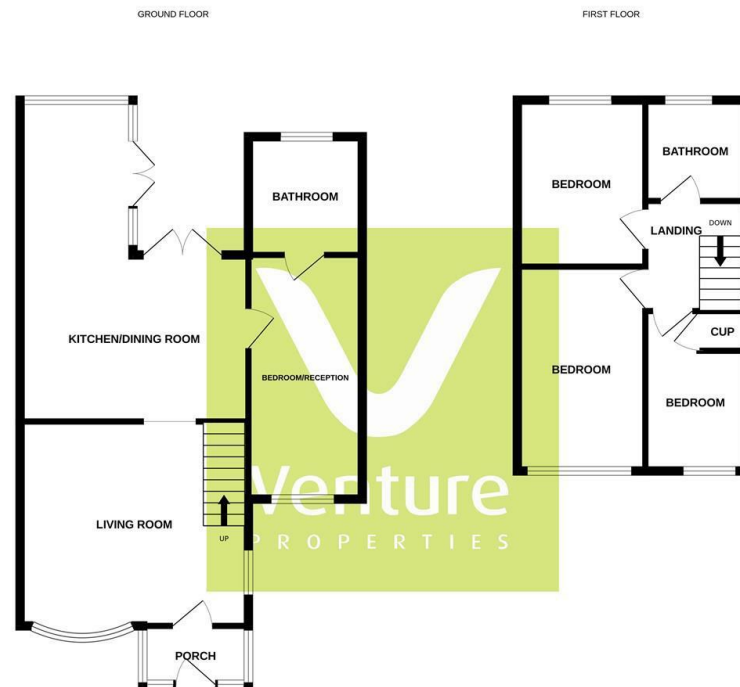
Bathroom/WC

6'2" x 6'2" (1.90 x 1.90)

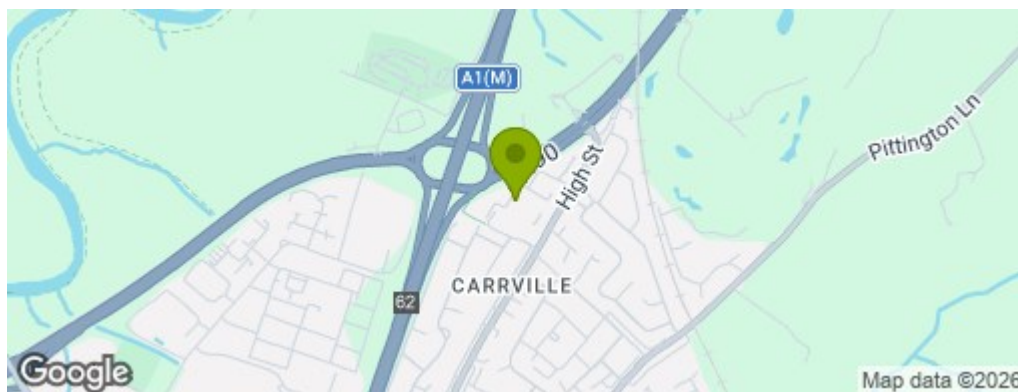
Recently fitted modern bathroom comprising of a bath, hand wash basin set to a vanity unit, WC, heated towel rail, extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL

To the front of the property is a low maintenance garden and driveway for off street parking; whilst to the rear is an enclosed garden with lawn, patio area and shed.



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: B Annual price: £1984 (Maximum 2025)

Energy Performance Certificate Grade D

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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