Wantage Road

Carrville DH1 1LR

Offers In The Region Of £214,950

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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Wantage Road

Carrville DH1 1LR

x 2 x 1 x 1

- No chain involved
- EPC RATING - D
- Replastered and redecorated
- In immaculate condition
- Large living room with patio doors to the garden
- New floorings throughout
- Two double bedrooms
- Newly fitted shower room
- Lovely garden

Available with no onward chain, this well maintained semi detached bungalow is situated in a highly sought after location, within walking distance to a range of local shops and amenities and also close to the A690 and A1(M) for commuting and access to Durham City.

The deceptively spacious living accommodation comprises of an entrance hall, generous living room with fireplace and patio doors to the rear garden, kitchen with space for a breakfast table, generous master bedroom, second double bedroom with bay window and modern fitted shower room/WC. Externally there is a low maintenance garden to the front with driveway for off street parking, which leads to the garage, whilst to the rear is an enclosed lawned garden with patio area. The property has been newly updated to include a newly fitted shower room, replastering and redecoration and newly laid carpets. There is combi gas central heating via a boiler which was installed around one year ago and UPVC double glazing.

Properties in this location prove very popular, we therefore recommend an early viewing to avoid disappointment.

Entrance Hall

Welcoming hallway entered via UPVC double glazed door. Having a storage cupboard, radiator and access to the loft which is partly boarded for storage.

Living Room

17'10" x 12'1" (5.45 x 3.69)

Spacious reception room with patio doors to the rear garden, a feature fireplace housing an electric fire and a radiator.

Kitchen

11'6" x 8'11" (3.52 x 2.72)

Fitted 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 a gas hob with extractor over, as well as a fridge/freezer space. Further features include recently replaced UPVC double glazed windows to the rear and side, a pantry/storage cupboard, recessed spotlighting, radiator and internal door to the garage.

Bedroom One

13'2" x 12'1" (4.02 x 3.69)

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

Bedroom Two

11'0" x 9'1" (3.36 x 2.78)

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

Shower Room/WC

6'3" x 5'4" (1.92 x 1.64)

Newly fitted with a double width cubicle having both mains fed rainfall and hand held showers, a wash basin and WC inset to a vanity unit. Having a UPVC double glazed opaque window to the side, heated towel rail and recessed spotlighting.

EXTERNAL

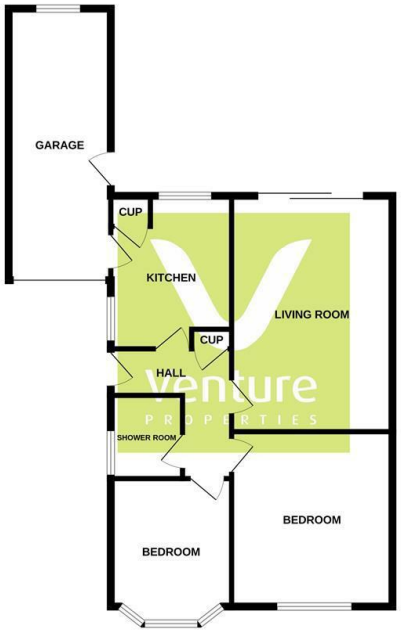
To the front of the property is a low maintenance garden with block paved driveway extending to the side and leading to the garage. At the rear is an enclosed garden with lawn, patio area, raised beds and fruit trees.

Garage

20'6" x 7'8" (6.25 x 2.34)

Having an up and over door, further doors to the kitchen and garden, power and lighting. Also housing the combi gas central heating boiler which is approximately one years old.

GROUND FLOOR



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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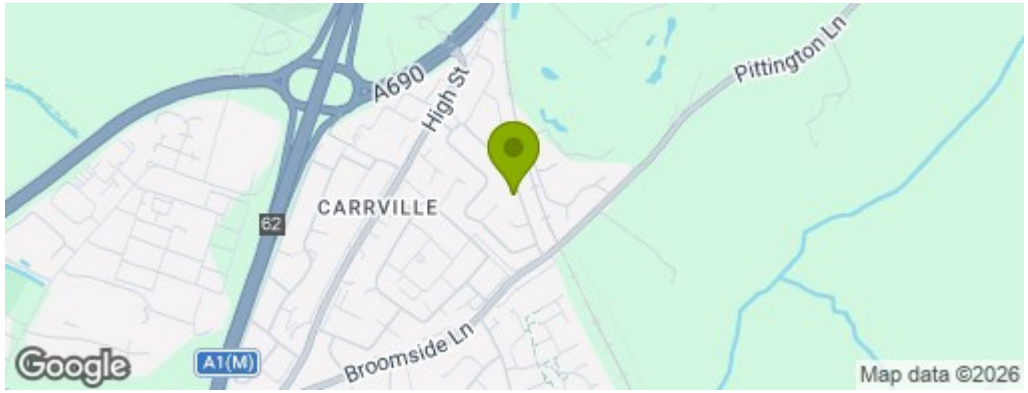

Property Information

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: £2039 (Maximum 2026)
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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