

Alston Way

Durham DH7 8XF

Offers In The Region Of £220,000

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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Alston Way

Durham DH7 8XF



- No chain involved
- EPC RATING C
- Useful utility room and ground floor WC
- Four bedrooms
- Cul de sac location
- In need of some cosmetic improvement
- Sought after estate
- Open plan kitchen and dining room
- Perfect for family buyers

Available for sale with no chain involved, this spacious detached home with four bedrooms enjoys a cul de sac location on a sought after estate. In need of some cosmetic improvement, it allows buyers the opportunity to create their perfect family home.

The floor plan comprises of an entrance hallway, living room, open plan kitchen and dining room, useful utility room and ground floor WC. To the first floor the master bedroom has an ensuite shower room. There are two further double bedrooms, a well proportioned single bedorom and family bathroom. Externally there are gardens to the front and rear, a driveway for off street parking and integral garage.

Alston Way is situated approximately 3 miles from Durham City centre via easy access via the A690. It has easy access to local amenities and falls within the catchment area for highly regarded primary and secondary schools, including Durham Johnston.

Early viewing is highly recommended to avoid disappointment

GROUND FLOOR

Entrance Hall
Welcoming hallway entered via UPVC double glazed door. Having stairs leading to the first floor and a radiator.

Living Room
13'10" x 12'9" (4.23 x 3.89)
Spacious reception room with a UPVC double glazed bow window to the front and radiator.

Open Plan Kitchen and Dining Room
17'1" x 10'9" (5.22 x 3.28)
A large open plan kitchen and dining room which is perfect for modern family living. Having two UPVC double glazed windows to the rear, laminate flooring, radiator and storage cupboard.

The kitchen is fitted with a range of units and has contrasting worktops incorporating a belfast style sink with mixer tap, a range cooker and fridge space.

Utility Room
11'3" x 7'10" max (3.45 x 2.40 max)
With a UPVC double glazed window to the rear, laminate flooring, fitted worktop, laminate flooring, radiator and UPVC double glazed external door to the side.

WC
4'9" x 4'7" (1.45 x 1.40)
Comprising of a low level WC, pedestal wash basin, laminate flooring, radiator and UPVC double glazed opaque window to the side.

FIRST FLOOR

Landing
Having an airing cupboard and access to the loft.

Bedroom One
13'10" x 10'2" (4.24 x 3.12)
Generous double bedroom with a UPVC double glazed window to the front and radiator.

Ensuite
7'10" x 5'7" (2.40 x 1.72)
Refitted with a modern suite comprising of a cubicle having mains fed shower, a wash basin and WC set to a vanity unit. Having a heated towel rail and UPVC double glazed opaque window to the front.

Bedroom Two
14'7" x 7'11" (4.47 x 2.43)
Double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Three
11'0" x 9'2" (3.37 x 2.80)
Double bedroom with a UPVC double glazed window to the rear and radiator.

Bedroom Four
8'8" x 6'11" (2.66 x 2.13)
Further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

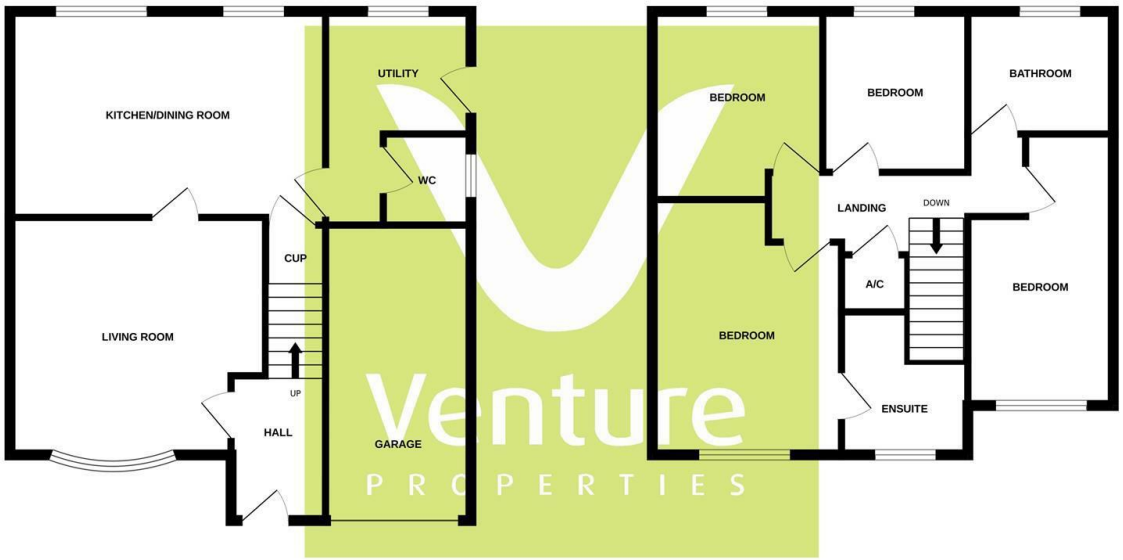
Family Bathroom/WC
8'5" x 6'5" (2.58 x 1.98)
Fitted with a panelled bath having mixer shower over, a pedestal wash basin, WC, tiled splashbacks, laminate flooring, extractor fan, radiator and UPVC double glazed opaque window to the rear.

EXTERNAL
The front of the property is a lawned garden with borders and driveway for off street parking which leads to the garage. At the rear is an enclosed garden with lawn, patio area and wooden shed.

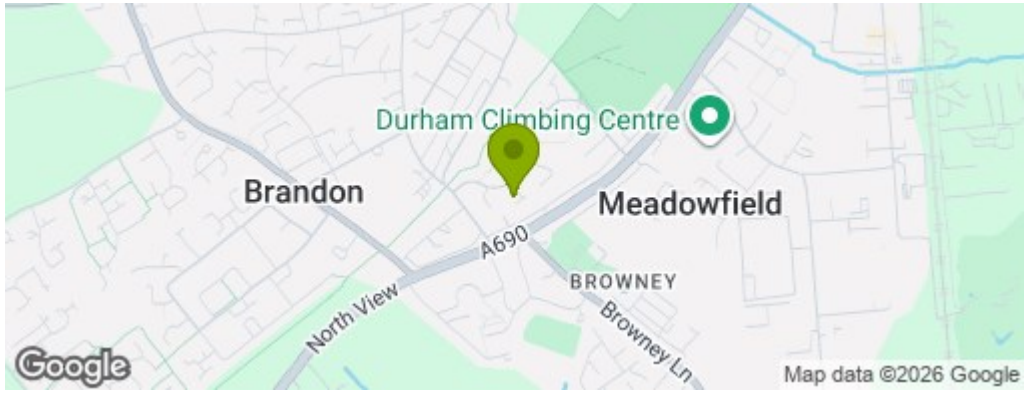
Garage
Integral single garage with up and over door, power and lighting and an external door to the side. Also housing the gas central heating boiler.

GROUND FLOOR

FIRST 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: D Annual price: £2,622 (Maximum 2026)
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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