



Blanchland Avenue

Newton Hall DH1 5XP

Offers In The Region Of £89,950





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.



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.

Blanchland Avenue

Newton Hall DH1 5XP



- Ideal investment or first time home
- EPC RATING - C
- Combi gas central heating

- First floor flat in a sought after location
- Parking
- UPVC double glazing

- Large rear garden
- Two double bedrooms
- Cul de sac location

This well presented two bedroom upper flat with rear garden is located in a cul de sac position on the sought after Newton Hall estate and available with a sitting tenant currently paying £650 PCM.

The spacious accommodation with combi gas central heating and UPVC double glazing comprises of an entrance lobby with stairs leading to the first floor, landing with useful storage cupboard, spacious living room, comprehensively fitted kitchen with recently installed oven and worksurfaces, two double bedrooms and a stylish modern bathroom. Externally there is a large lawned garden to the rear of the property and an off road parking space.

Newton Hall offers a wide range of local amenities including shops and pubs. It is within easy reach of the nearby Arnison Centre and has excellent access in to Durham City.

Viewing is highly recommended.

Entrance Lobby

Entered via UPVC door. Having stairs leading to the first floor.

FIRST FLOOR

Landing

With laminate flooring and a useful built in storage cupboard.

Living Room

14'5" x 11'1" (4.41 x 3.40)

Spacious living room with a UPVC double glazed window to the front, laminate flooring and radiator.

Kitchen

9'3" x 7'9" (2.84 x 2.38)

Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, gas cooker with four ring gas hob, washing machine and fridge/freezer. Further features include tiled flooring, tiled splashbacks and a UPVC double glazed window to the rear.

Bedroom One

10'1" x 10'1" (3.08 x 3.08)

Generous double bedroom with fitted wardrobes to one wall providing ample storage and housing the combi gas central heating boiler (fitted 2022), radiator, laminate flooring and a UPVC double glazed window to the front.

Bedroom Two

9'9" x 8'11" (2.98 x 2.72)

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

Bathroom/WC

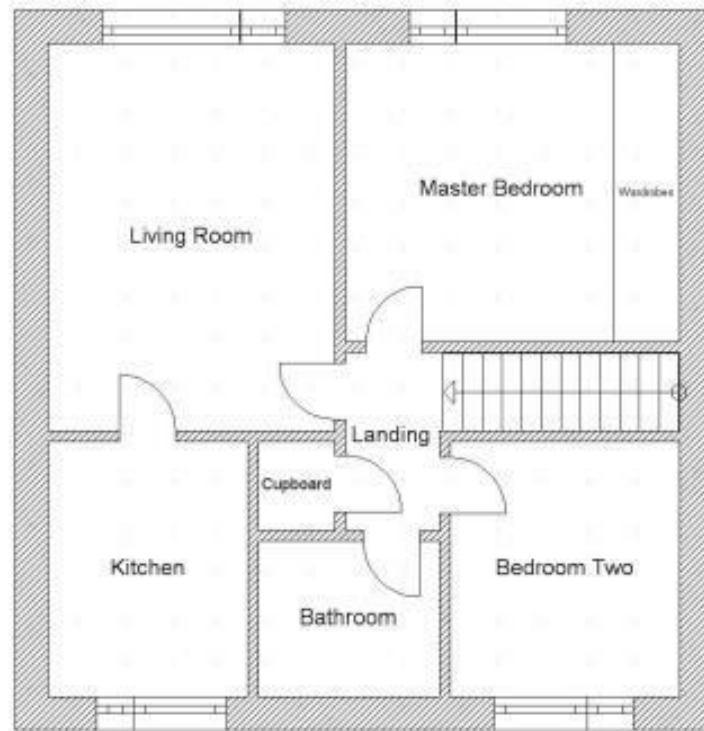
Fitted with a modern white suite comprising of a panelled bath with mains fed shower over, low level WC and wash basin inset to vanity unit. Having a radiator, tiled walls, tiled flooring and a UPVC double glazed window to the rear.

EXTERNAL

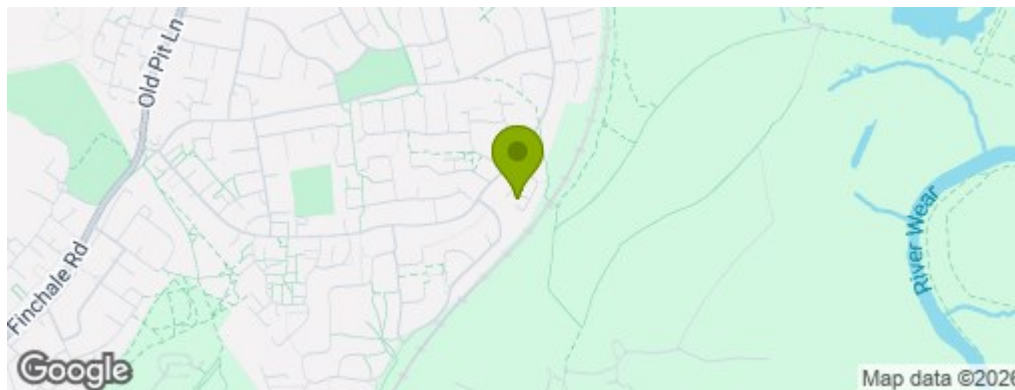
To the rear of the property is a large lawned garden.

AGENT NOTES

Please note that the photos used for marketing were taken before the commencement of a tenancy which has just ended and does not necessarily reflect its current condition and decor, although all fixtures remain the same



Disclaimer
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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 prospective purchasers.



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: A Annual price: £1748(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

0191 3729797

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