



Park Avenue

Durham DH6 4JN

Offers Over £125,000





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# Park Avenue

Durham DH6 4JN



- Spacious semi detached house
- EPC RATING - D
- Easy access to Durham City and local amenities

- Three well proportioned bedrooms
- Cul de sac location
- Lovely refitted kitchen

- Lots of off street parking
- Superb road links for commuting via the A1(M)
- Large open plan living and dining room

Venture Properties are delighted to offer the opportunity to purchase this spacious semi detached with three good sized bedrooms enjoying a large cul de sac plot in a popular location on the outskirts of Coxhoe. The property is well presented throughout and is ideally located close to the A1(M) providing superb road links for commuting.

Having a floor plan comprising of an entrance porch, hallway, spacious open plan living and dining room with feature fireplace and french doors to the rear garden along with a comprehensively fitted kitchen. To the first floor there are two generous double bedrooms, a well proportioned single bedroom and bathroom/WC. Externally there is off street parking for four/five vehicles to the front and an enclosed garden to the rear which has three brick outbuildings, including one which is used as a utility room.

Ideal for growing families, viewing is highly recommended.

## GROUND FLOOR

### Entrance Porch

Entered via UPVC double glazed door. With a side window and internal door to the hall.

### Hall

With stairs leading to the first floor, radiator and tiled flooring.

## Open Plan Living and Dining Room

21'10" x 11'11" (6.66 x 3.65)

Spacious reception room with UPVC double glazed bow window to the front and french doors opening to the rear garden, feature fireplace housing a gas fire and radiator.

### Kitchen

14'7" x 8'9" (4.46 x 2.67)

Refitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in oven and hob with stainless steel extractor over, plumbing for a dishwasher and fridge/freezer space. Further features include a UPVC double glazed window to the rear, tiled splashbacks and flooring, radiator and an external door to the side.

## FIRST FLOOR

### Landing

With a UPVC double glazed window to the side and access to the loft.

### Bedroom One

12'0" x 11'7" (3.66 x 3.55)

Generous double bedroom with a UPVC double glazed window to the front, built in storage and radiator.

## Bedroom Two

12'2" x 9'11" (3.72 x 3.04)

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

## Bedroom Three

9'0" x 8'6" (2.75 x 2.60)

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

## Bathroom/WC

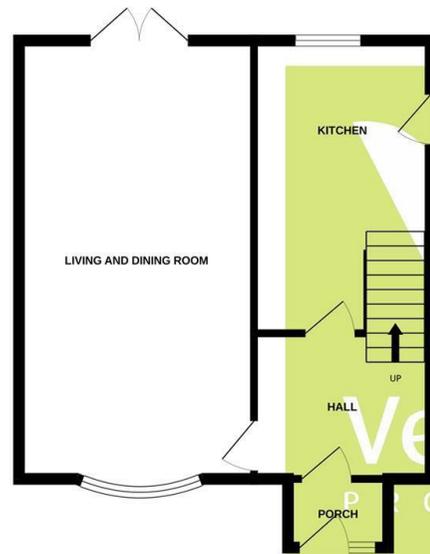
8'9" x 5'4" (2.67 x 1.65)

Comprising of a bath, cubicle with mains fed shower, a hand wash basin and WC. Further features include tiled splashbacks and flooring, a radiator, wall mounted combi gas central heating boiler and UPVC double glazed opaque window to the rear.

## EXTERNAL

The property enjoys a generous plot at the end of a cul de sac with off street parking for 4/5 vehicles. To the rear is an enclosed garden with patio area and lawn. There are also three brick built outbuildings, one of which is used as a utility room with plumbing for a washing machine.

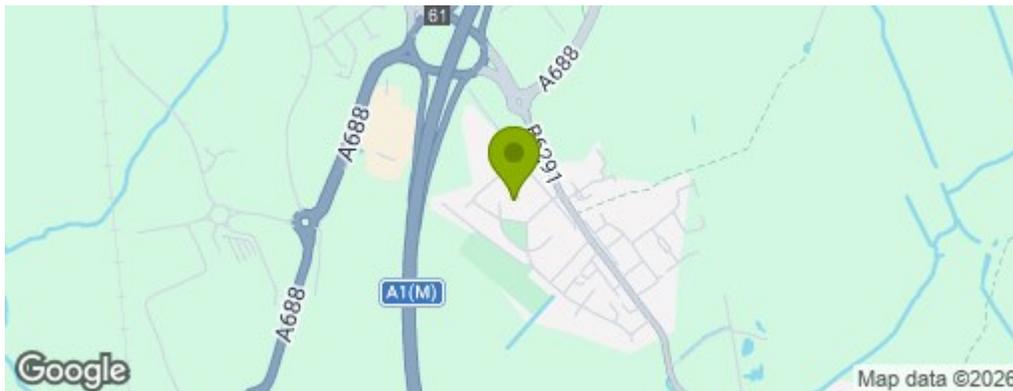
GROUND FLOOR



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: Ultrafast Broadband available. Highest available speed is TBC Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1701 (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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