



Newcastle Terrace

Durham DH1 5EG

£120,000





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



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- No chain involved
- EPC RATING - D
- Spacious and flexible layout

- Investment opportunity
- Five bedrooms
- Popular location

- Sold as seen
- Four bathrooms
- Close to local amenities

Available with no chain involved, this spacious five bedroom terraced property with four bathrooms is conveniently located just off Framwellgate Moor high street, with immediate access to a range of local amenities. It is also located within walking distance and with easy public transport links to the University Hospital and Durham City centre. The property has previously held a HMO licence for up to 5 people, making it an ideal investment opportunity and viewing is highly recommended.

With an impressive floor plan comprising of a living room, fitted kitchen, ground floor bedroom with a shower room and lobby with access to the rear garden. To the first floor there are three well proportioned bedrooms, a bathroom and a separate shower room. On the second floor is a further well proportioned bedroom and additional shower room. Externally there is a garden and off street parking.

GROUND FLOOR

Living Room

16'0" x 12'5" (4.89 x 3.79)

Spacious reception room entered via UPVC double glazed door. Having a UPVC double glazed window to the front, laminate flooring, recessed spotlighting and radiator.

Inner Hall

With stairs leading to the first floor.

Kitchen

11'3" x 7'1" (3.43 x 2.16)

Fitted with a range of units having contrasting worktops incorporating a sink unit with mixer tap, a built in oven and electric hob, plumbing for a dishwasher, a fridge/freezer space, tiled splashbacks and flooring and a radiator.

Bedroom

11'5" x 8'6" (3.49 x 2.61)

With a UPVC double glazed window to the front, built in wardrobe/cupboard, feature fireplace, laminate flooring and radiator.

Ensuite

7'4" x 2'10" (2.24 x 0.87)

Comprising of a cubicle with mains fed shower, hand wash basin, tiled splashbacks and flooring and an extractor fan.

Rear Lobby

8'3" x 3'4" (2.52 x 1.03)

Having an external door, plumbing for a washing machine and wall mounted combi gas central heating boiler.

FIRST FLOOR

Landing

With stairs leading to the second floor.

Bedroom

11'5" x 8'6" (3.50 x 2.60)

With a UPVC double glazed window to the rear, laminate flooring and radiator.

Bedroom

10'2" x 9'6" (3.10 x 2.92)

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

Bedroom

11'5" x 7'3" (3.48 x 2.22)

With a UPVC double glazed window to the rear and radiator.

Bathroom

7'4" x 6'5" (2.26 x 1.97)

Fitted with a panelled bath having electric shower over, pedestal wash basin, WC, heated towel rail, recessed spotlighting, extractor fan and UPVC double glazed opaque window.

Shower Room

5'0" x 3'9" (1.54 x 1.15)

Comprising of a cubicle with mains fed shower, hand wash basin, recessed spotlighting and extractor fan.

SECOND FLOOR

Bedroom

17'10" x 9'8" ext to 12'3" (5.45 x 2.97 ext to 3.74)

Generously proportioned with a velux window, laminate flooring, recessed spotlighting and radiator.

Shower Room

Comprising of a cubicle with mains fed shower, hand wash basin, WC, tiled splashbacks and flooring, a heated towel rail, recessed spotlighting and velux window.

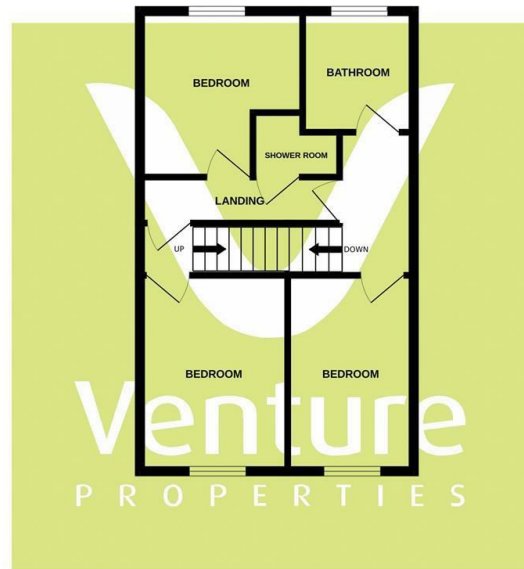
EXTERNAL

To the front of the property is a garden and driveway for off street parking, along with a further smaller garden to the rear.

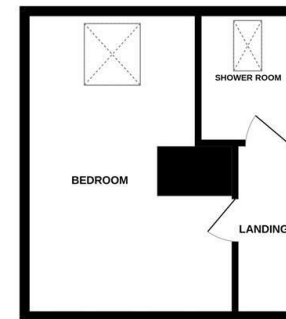
GROUND FLOOR



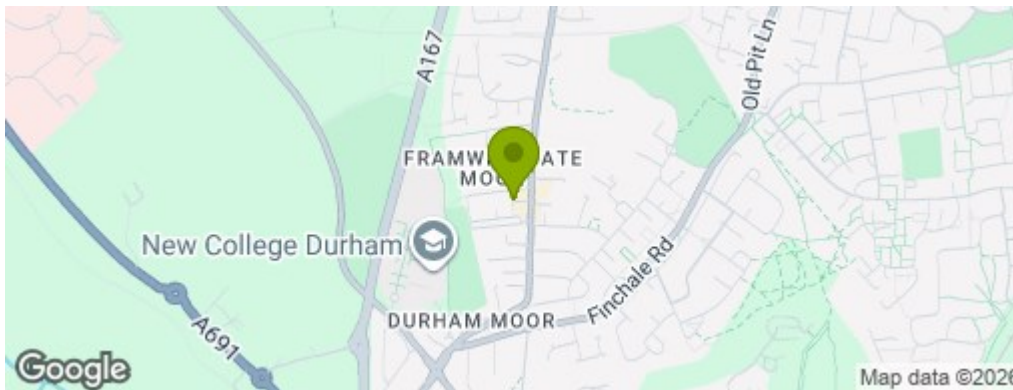
FIRST FLOOR



SECOND 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

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