



3 bed terraced house to buy in

Farnham Road, Durham, Durham, DH1 5LN

£130,000

🏠 x3 🚗 x1 🚲 x1

Tenure

Freehold

On Street parking

Property features

- ✓ Vacant Possession/ No Chain
- ✓ Spacious Throughout
- ✓ Three Double Bedrooms
- ✓ Neutral Decor Throughout
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Description

NO CHAIN, MODERN FAMILY HOME

This wonderful family home situated in Newton Hall, a highly desired family location within Durham City, is a stones throw from highly rated schools, shopping facilities and commuting links.

Upon entry, you are greeted with a newly added vestibule with further hall and stairs to the first floor. Large open plan kitchen/ diner with modern wall & base units and garden access. A separate lounge with a large frontal window allowing plenty of flowing light.

To the first floor, two large double bedrooms, with a further third of smaller double. A three-piece bathroom suite with stylish fittings and over-bath mains shower unit.

Externally, ample lawn upon entry to the home and a spacious garden to the rear with sections of patio and lawn with an external storage outer building.

With no chain, and neutral decor, this upgraded home is turn-key ready for it's new occupants. Viewing comes highly recommended!

Council Tax Band: A

Tenure: Freehold

Price: £130,000

Property Type: Terraced House

Parking: On Street

Year built: 1960

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Entrance Hall

3.31m x 1.93m (10'10" x 6'3")

Stepping in through the entrance vestibule through UPVC sliding doors, furthering to the entry hall with stairs to the first floor and below storage space.



Reception Room

4.02m x 3.76m (13'2" x 12'4")

Room width UPVC window filling the space with natural light, stylish grey laminate flooring and radiator.



Kitchen/ Diner

3.14m x 5.73m (10'3" x 18'9")

Modern fitted wall & base units with steel sink & washboard and mixer tap, induction hob with below oven and above extractor, breakfast bar section, x2 UPVC windows, UPVC door to enclosed garden and tan laminate flooring.



Master Bedroom

4.04m x 2.82m (13'3" x 9'3")

Wide Width UPVC window, walk-in storage and radiator.



Second Bedroom

3.16m x 3.57m (10'4" x 11'8")

UPVC wide width window and radiator.



Bathroom

1.55m x 2.62m (5'1" x 8'7")

UPVC frosted glass window, three-piece suite of bathtub with overhead mains shower unit with glass screening, close coupled storage washbasin and toilet, wall panelling surround, spotlights and extractor fan.

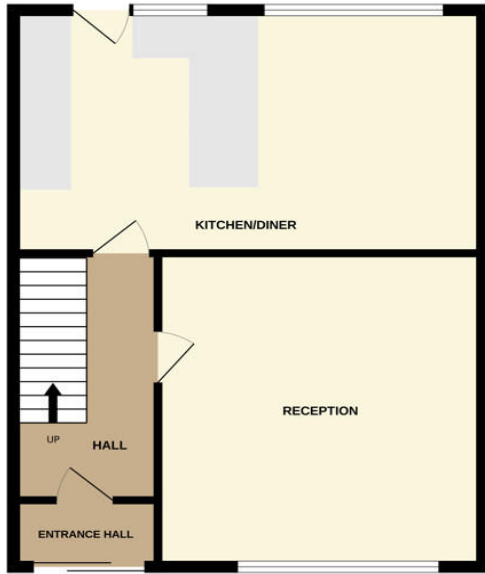


Garden

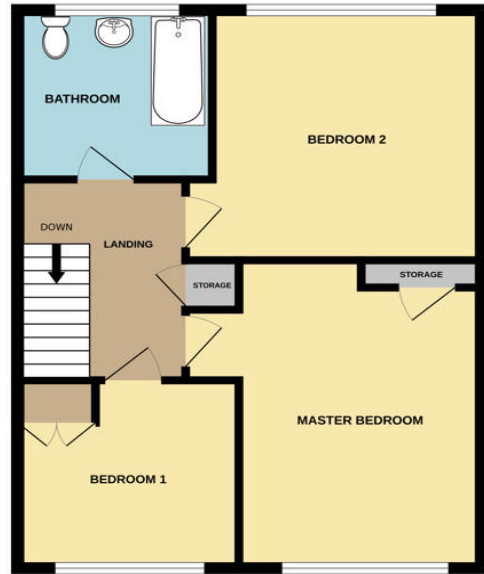
Enclosed rear garden with patio and grass sectioned with external storage building and fencing surround with gated exit.



GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 1138 sq.ft. (105.7 sq.m.) approx.

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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| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | |
| (81-91) B | | | 85 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 41 | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Farnham Road, Durham, Durham, DH1 5LN

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