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To buy

## 3 bed semi-detached house to buy in DH6

Henderson Avenue, Wheatley Hill,  
Durham, Durham, DH6 3RZ

# £130,000

 x3  x2  x1

Tenure

**Freehold**

## Property features

- ✓ Stylish Media Wall Living Room
- ✓ Modern Kitchen Diner
- ✓ Landscaped Rear Garden with Summerhouse
- ✓ Extensive Block-Paved Driveway
- ✓ EPC Rating C

Driveway parking

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

We are delighted to present this excellent, three-bedroom semi-detached home nestled within the quaint village of Wheatley Hill, Durham. Perfect for families and professionals alike, this residential sale property offers comfort, style, and convenience.

As you step into the property, an entrance vestibule leads through to a spacious kitchen diner. With a range of wall and base units that offer plenty of work space, and an integrated oven and gas hob with modern extractor hood over, the kitchen provides an ideal place for everyday families. There is space for a freestanding fridge freezer and washing machine and a stainless steel sink sits nicely under the window, whilst the dining area provides plenty of space to accommodate a dining table and chairs.

Leading from the kitchen, you are welcomed by a spacious reception room which radiates a warm, homely feel, with a neutral decorative palette and modernised with a media wall which houses a contemporary fireplace and wooden slats to the sides. French doors from the lounge provide access to the rear garden.

A ground floor W/C benefits this home, which is tastefully decorated and has patterned tile style linoleum flooring offering a wow factor!

The property's three generously-sized bedrooms offer ample space for rest and relaxation. Each room is flooded with an abundance of natural light, courtesy of the well-placed windows, creating bright and airy interiors throughout.

The family bathroom with a white 3 piece suite including panel bath with shower head attachment, pedestal hand basin and W/C is beautifully decorated with a patterned tile style linoleum flooring, and modern tiles splash backs, the current vendor has created a sanctuary to unwind after a long day.

Externally, to the front of the property, a large block paved driveway offers convenient parking for a number of cars. A grass laid with lawn offers a pretty visible aspect to the front of this property. To the rear, a garden has been thoughtfully designed with a superb summerhouse which includes storage solution, and a decked area is perfect for al fresco dining. The garden has grass laid with lawn and shrubbery enhances the appeal, a true beautiful space to enjoy those summer months.

Located in Wheatley Hill, just east of Durham City and is surrounded by beautiful countryside. It is perfectly placed for commuting, located close to the A181 with easy access to the A19 and A1 for travel across the region. This property benefits from being in close proximity to local shops, schools, and transport links, providing all the amenities required for modern living. This, combined with the distinct countryside charm of Durham, makes it an ideal location for a balance of city convenience and rural tranquillity.

In summary, this three-bedroom, semi-detached house in Wheatley Hill, Durham makes for a truly inviting home that combines comfortable living, easy access to amenities, and a delightful location. It is waiting to be filled with life and laughter by its new owners. Viewings are a must to truly appreciate the potential this property holds. Don't miss out on this fantastic opportunity to own a home in this desirable location.

Council Tax Band: B

Tenure: Freehold

Price: £130,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

**Bedroom 1**

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**Bedroom 2**

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**Bedroom 3**

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**Bathroom**

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**Kitchen**

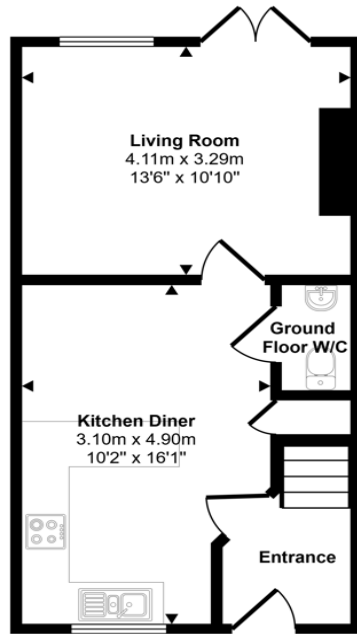
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**Living Room**

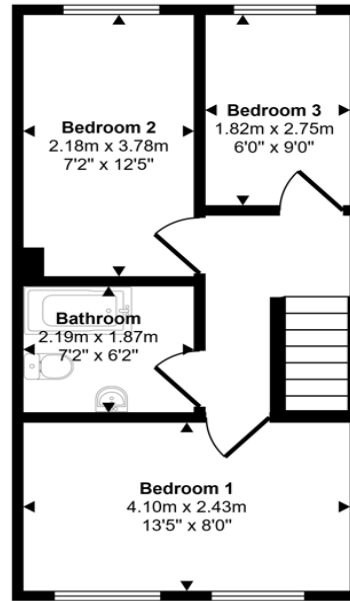
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**Ground floor W/C**

Approx Gross Internal Area  
69 sq m / 744 sq ft



Ground Floor  
Approx 35 sq m / 373 sq ft



First Floor  
Approx 34 sq m / 371 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			89
(69-80) <b>C</b>		77	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Henderson Avenue, Wheatley Hill, Durham, Durham, DH6 3RZ

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