



Graham Terrace

High Pitington DH6 1AU

Offers In The Region Of £129,950





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.



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Graham Terrace

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- Fully refurbished to a high standard
- EPC RATING - C
- Stylish newly fitted kitchen and bathroom

- No chain involved
- Large garden
- New windows and doors

- Two double bedrooms
- Quality fixtures and fittings
- Re-wired

Available with no chain involved, this beautifully refurbished terraced home with two double bedrooms is situated in the sought after village of High Pittington. Finished to a high standard with quality fixtures and fittings, the property must be viewed for full appreciation.

The spacious floor plan comprises of an entrance vestibule and hallway, well proportioned living room, newly fitted kitchen, useful utility room, two well proportioned bedrooms and stylish newly fitted bathroom/WC. Externally there is an enclosed yard with storage shed and a large garden across the rear access lane which could be used for off street parking.

High Pittington enjoys a selection of local amenities including a highly regarded primary school and has good road access to Durham and to the A690 giving access to routes across the region.

GROUND FLOOR

Entrance Vestibule

Entered via newly fitted composite door. With an internal door to the hall.

Hall

With radiator and access to both the living room and kitchen.

Living Room

12'1" x 11'2" (3.70 x 3.42)

Well proportioned with a UPVC double glazed window to the front and radiator.

Kitchen

14'9" x 12'8" (4.50 x 3.87)

Newly fitted with a comprehensive range of quality units having contrasting worktops incorporating a stainless steel and drainer unit with mixer tap, a built in stainless steel oven and hob with stainless steel extractor over, as well as an integrated fridge and freezer. Further features include a UPVC double glazed window to the rear, laminate flooring, radiator and open plan staircase leading to the first floor.

Utility Room

8'9" x 5'6" (2.69 x 1.70)

With a co-ordinating floor unit and worktop, plumbing for a washing machine, laminate flooring, UPVC double glazed window to side and newly fitted UPVC external door to the rear yard.

Bathroom/WC

10'5" x 5'6" (3.20 x 1.70)

Stylish newly fitted bathroom comprising of a panelled bath with mains fed shower over, pedestal wash basin, WC, tiled splashbacks, heated towel rail, extractor fan and UPVC double glazed opaque window to the side.

FIRST FLOOR

Landing

With access to the loft.

Bedroom One

13'7" x 12'1" (4.15 x 3.69)

Generous double bedroom with a UPVC double glazed window to the front and radiator.

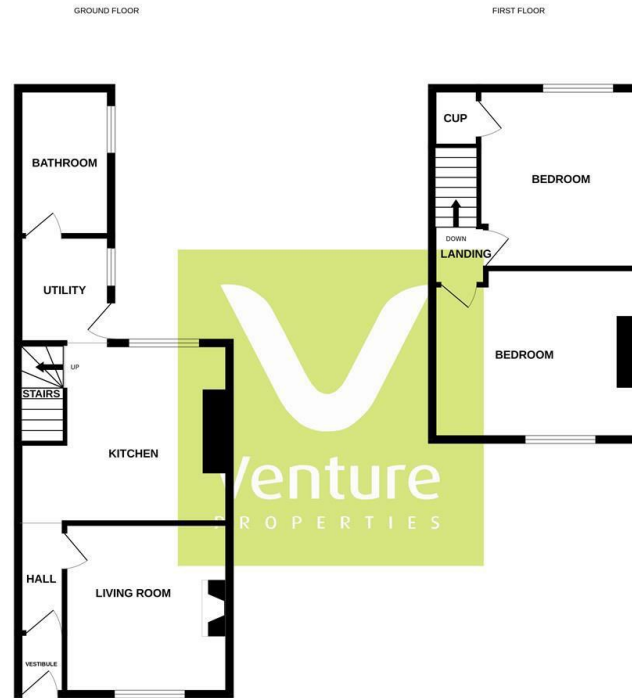
Bedroom Two

12'7" x 11'7" (3.84 x 3.55)

Further double bedroom with a UPVC double glazed window to the rear enjoying pleasant views, a radiator and cupboard housing the combi gas central heating boiler.

EXTERNAL

There is an enclosed yard to the rear with brick store. There is also a large lawned garden located across a rear access lane which could also be used for off street parking.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Lettago (2025)



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: £1701 (Maximum 2025)
 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

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