



Gladstone Terrace

Durham DH6 4EG

Offers In The Region Of £79,950





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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Gladstone Terrace

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- No chain involved
- EPC RATING - D
- Potential rental income up to £700 PCM

- Sensibly priced
- Two spacious reception rooms
- New roof in 2025

- Two generous double bedrooms
- Ideal BTL investment
- Good road links for commuting

Available with no onward chain, this spacious terraced house is situated in a convenient location close to amenities within Coxhoe which includes various shops, as well a primary school and leisure facilities. There is excellent access to Durham City and to both the A177 and A1(M) for commuting.

The property is sensibly priced and perfect for both first time buyers or investors, with potential rental income up to £700 PCM. It also benefits from a new roof which was replaced in 2025. The floor plan comprises to the ground floor of an entrance porch and hall, spacious living room opening through to the dining room, kitchen and bathroom/WC. To the first floor there are two generous double bedrooms. Externally there is an enclosed rear yard with storage.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Porch

Entered via a composite door. Having laminate flooring and internal door on the hall.

Hall

With laminate flooring, radiator and understairs storage cupboard.

Dining Room

13'1" x 11'6" (4.00 x 3.51)

Spacious reception room with a UPVC double glazed window to the rear, laminate flooring and radiator. Having double doors to the living room.

Living Room

14'3" x 11'6" (4.35 x 3.51)

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

Inner Hall

With stairs leading to the first floor.

Kitchen

10'8" x 7'2" (3.27 x 2.19)

Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with extractor over, integrated fridge, freezer and plumbing for a washing machine. Further features include a UPVC double glazed window to the side, tiled flooring, recessed spotlighting, radiator and external door to the rear yard.

Bathroom/WC

7'0" x 5'6" (2.15 x 1.70)

Comprising of a panelled bath with electric shower over, pedestal wash basin, WC, tiled walls and flooring, heated towel rail and UPVC double glazed opaque window to the side.

FIRST FLOOR

Landing

Bedroom One

14'11" x 13'1" (4.55 x 4.00)

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

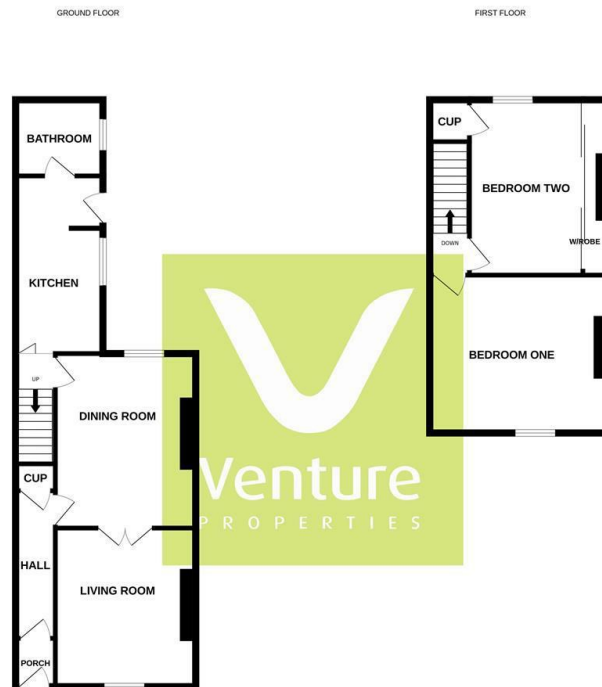
Bedroom Two

14'3" x 11'7" (4.35 x 3.55)

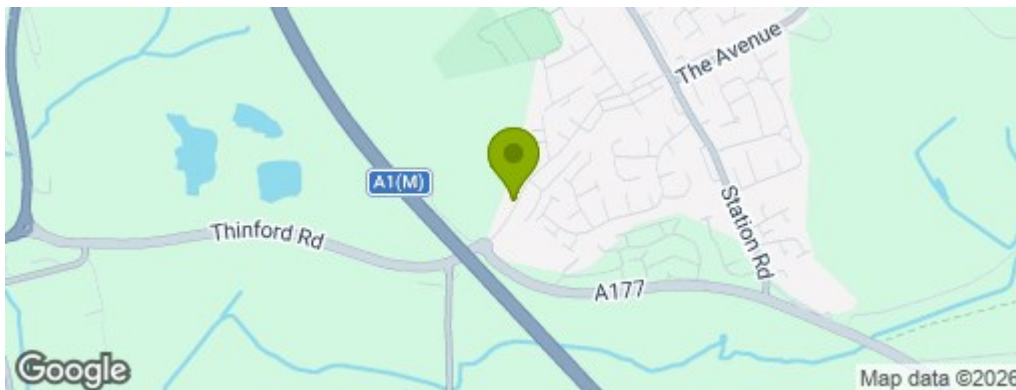
Further double bedroom with a UPVC double glazed window to the rear, wardrobes and a cupboard housing the combi gas central heating boiler.

EXTERNAL

To the rear of the property is an enclosed yard with shed.



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 mis-statement. This plan is for guidance 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. Made with Ventura CS200.



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: £1748 (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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