



Highgate

Durham DH1 4GA

Offers In The Region Of £425,000





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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Highgate

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- Award winning city centre location
- EPC RATING - C
- Close to the train station and with superb road links

- No chain involved
- Spacious and flexible accommodation
- Driveway parking and garage

- Four bedrooms
- Easy access to all amenities
- Cathedral and castle views

Venture Properties are delighted to offer for sale with no onward chain, this impressive four bedroom town house situated in the heart of Durham City enjoying cathedral and castle views, and with a courtyard garden to the rear, parking and garage.

The spacious floor plan comprises of an entrance lobby and hallway with walk-in storage cupboard and a WC, along with a fourth bedroom, which could also be used as a further reception room to suit individual needs. To the first floor there is a generous L-shaped living room with a bay window to the front and space to dine. There is a kitchen to the rear with space for a breakfast table and a separate utility room. To the second floor there are three bedrooms, two of which have built in wardrobes and the family bathroom/WC. The master bedroom comes with an ensuite shower room. Externally there is a courtyard garden accessed via double gates which can be used for parking and leads to the integral garage.

The successful Highgate development was constructed in 2001 and comprises of 60 apartments and town houses which have been thoughtfully and sensitively designed to complement the style of the city's existing buildings and architecture. It is conveniently located only a few minutes walk to all of the city's amenities and the train station, along with having easy road links for commuting.

GROUND FLOOR

Hallway

Having external doors to the front and rear, stairs leading to the first floor, a walk-in storage cupboard, laminate flooring and radiator.

WC

6'6" x 3'0" (2.00 x 0.92)

Comprising of a WC, hand wash basin, tiled splashback, radiator, laminate flooring and opaque sash window to the rear.

Bedroom Four/Reception Room

12'3" x 8'5" (3.75 x 2.57)

A flexible room which can be used to suit the needs of any buyer, either as a fourth bedroom or additional reception room. Having a sash window to the front, laminate flooring and radiator.

FIRST FLOOR

Landing

With stairs leading to the second floor and radiator.

Living and Dining Room

17'1" x 16'7" max (5.22 x 5.06 max)

A spacious reception room with bay window to the front, further sash window, laminate flooring and radiator.

Kitchen

11'4" x 10'4" (3.46 x 3.15)

Fitted with a comprehensive range of units having contrasting work surfaces incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and gas hob with extractor over, an integrated fridge, freezer and dishwasher. Further features include a sash window to the rear, tiled flooring and splashbacks, a radiator and space for a table and chairs.

Utility Room

7'0" x 6'6" (2.15 x 2.00)

Having fitted wall and floor units with contrasting worktops incorporating a stainless steel and drainer, plumbing for a washing machine, tiled flooring and splashbacks, wall mounted gas central heating boiler and sash window to the rear.

SECOND FLOOR

Landing

Having an airing cupboard, radiator and access to the loft.

Bedroom One

10'7" x 10'6" (3.24 x 3.21)

Double bedroom with a sash window to the rear, built in wardrobe and radiator.

Ensuite

6'2" x 4'4" (1.90 x 1.34)

Fitted with a cubicle having mains fed shower, a pedestal wash basin, WC, tiled splashbacks and flooring, a radiator, shaver point and extractor fan.

Bedroom Two

12'11" x 10'5" (3.94 x 3.20)

Double bedroom with a bay window to the front, built in wardrobe and radiator.

Bedroom Three

9'2" x 7'0" (2.80 x 2.15)

Further well proportioned bedroom with a sash window to the rear and radiator.

Bathroom/WC

7'0" x 6'1" (2.15 x 1.86)

Comprising of a panelled bath with mains fed shower over, a pedestal wash basin, WC, tiled splashbacks and flooring, a radiator, shaver point and opaque sash window to the front.

EXTERNAL

There is an enclosed courtyard garden to the rear with double gates providing access for off street parking.

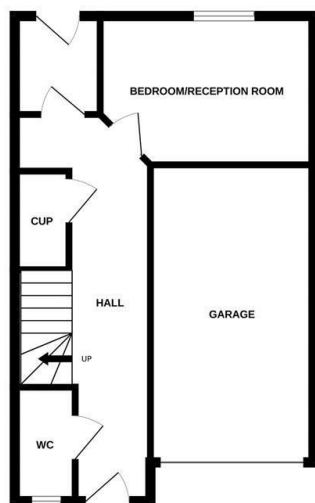
Garage

17'0" x 9'5" (5.20 x 2.89)

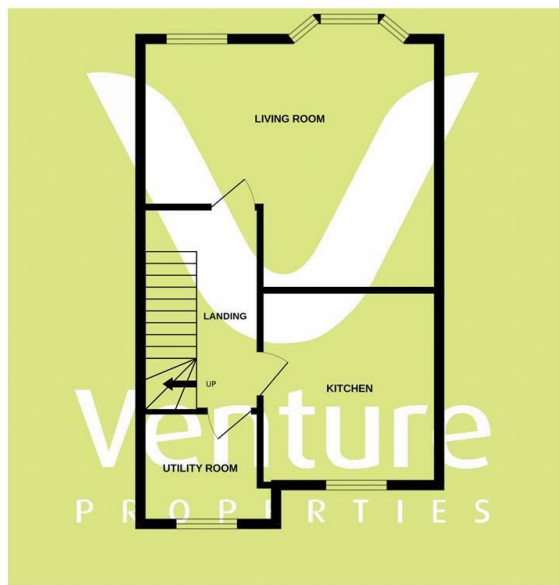
Having an up and over door, power and lighting.

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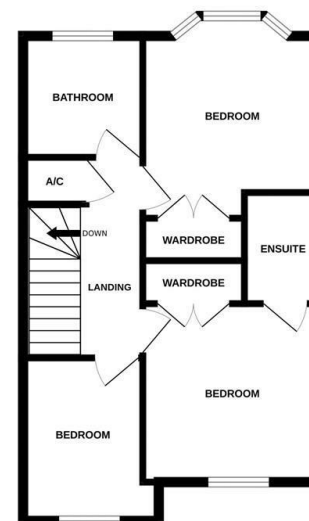
GROUND FLOOR



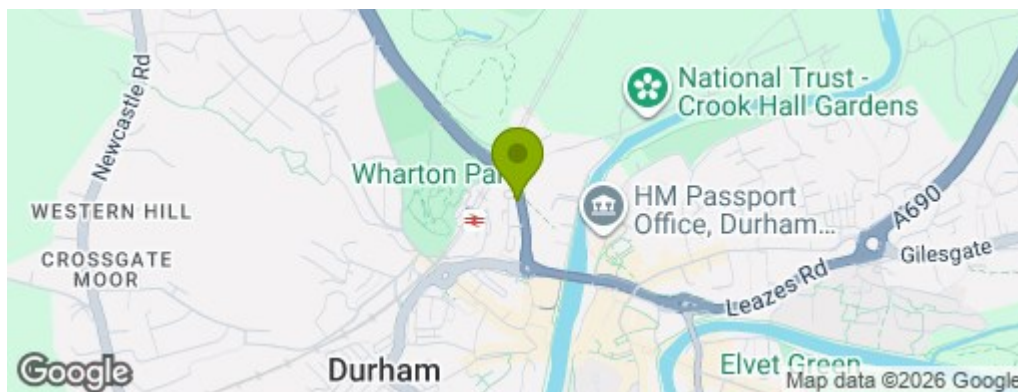
FIRST FLOOR



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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