



The Crescent

Durham DH6 1EJ

Offers In The Region Of £95,000





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The Crescent

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- No chain involved
- EPC RATING - TBC
- Two double bedrooms

- Popular village location
- Large garden
- Can be sold with some furniture

- Well maintained but in need of some modernisation
- Driveway for off street parking
- Combi gas central heating and UPVC double glazing

Venture Properties offer for sale with no chain involved, this semi detached house with two double bedrooms and large garden in the popular location of Sherburn Village. Well maintained but in need of some modernisation, the property offers lots of potential for buyers to add their own stamp.

The well proportioned accommodation comprises to the ground floor on an entrance hallway leading in to a spacious living room, kitchen overlooking the rear garden and useful rear lobby which has a ground floor WC, large storage cupboard and access to the side of the property. To the first floor are two double bedrooms and wet room/WC. Externally there are double gates providing access for off street parking and a generous garden to the rear.

Sherburn Village offers a wide range of local amenities including shops and a primary school. There are easy road links to Durham City and the nearby Dragonville Retail Park in Gilesgate.

GROUND FLOOR

Hall

Entered via UPVC double glazed door. Having stairs leading to the first floor, UPVC double glazed opaque window to the front and radiator.

Living Room

13'10" x 11'9" (4.24 x 3.60)

Having a UPVC double glazed window to the front, radiator and feature fireplace housing an electric fire.

Kitchen

15'3" x 6'10" (4.66 x 2.10)

Fitted with a range units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, an electric cooker, plumbing for a washing machine and fridge/freezer space. Further features include a UPVC double glazed window to the rear, tiled splashbacks, laminate flooring and an understairs cupboard.

Rear Lobby

Having a UPVC double glazed external window to the side and storage cupboard.

WC

Comprising of a WC, hand wash basin and UPVC double glazed opaque window to the rear.

FIRST FLOOR

Landing

Having a UPVC double glazed window to the side and access to the loft.

Bedroom One

11'10" x 10'9" (3.61 x 3.28)

Generous double bedroom with a UPVC double glazed window to the front, a radiator and cupboard housing the combi gas central heating boiler.

Bedroom Two

10'4" x 8'3" (3.15 x 2.53)

Further well proportioned bedroom with a UPVC double glazed window to the rear.

Bathroom/WC

6'7" x 4'5" (2.03 x 1.36)

Comprising of a mains fed shower, pedestal wash basin and WC. Having a heated towel rail and UPVC double glazed opaque window to the side.

EXTERNAL

To the front of the property is a block paved hardstanding with double gates for off street parking, whilst to the rear is a generous enclosed garden with lawn, planted borders, cold water tap and shed.

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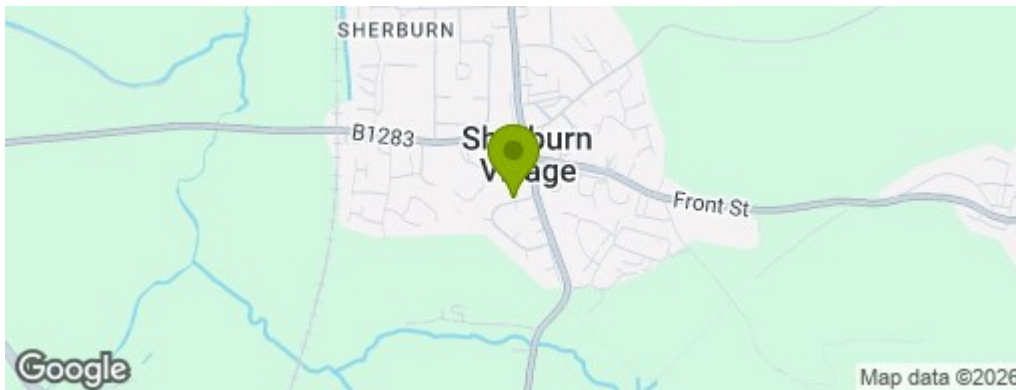
GROUND FLOOR



FIRST 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

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 2026)

Energy Performance Certificate Grade TBC

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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