

Newcastle Terrace

Durham DH1 5EG

£110,500

Venture
PROPERTIES









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Newcastle Terrace

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- No chain involved
- EPC RATING - D
- Spacious and flexible layout
- Investment opportunity
- Five bedrooms
- Popular location
- Sold as seen
- Four bathrooms
- Close to local amenities

Available with no chain involved, this spacious five bedroom terraced property with four bathrooms is conveniently located just off Framwellgate Moor high street, with immediate access to a range of local amenities. It is also located within walking distance and with easy public transport links to the University Hospital and Durham City centre. The property has previously held a HMO licence for up to 5 people, making it an ideal investment opportunity and viewing is highly recommended.

With an impressive floor plan comprising of a living room, fitted kitchen, ground floor bedroom with a shower room and lobby with access to the rear garden. To the first floor there are three well proportioned bedrooms, a bathroom and a separate shower room. On the second floor is a further well proportioned bedroom and additional shower room. Externally there is a garden and off street parking.

GROUND FLOOR

Living Room
16'0" x 12'5" (4.89 x 3.79)
Spacious reception room entered via UPVC double glazed door. Having a UPVC double glazed window to the front, laminate flooring, recessed spotlighting and radiator.

Inner Hall
With stairs leading to the first floor.

Kitchen
11'3" x 7'1" (3.43 x 2.16)
Fitted with a range of units having contrasting worktops incorporating a sink unit with mixer tap, a built in oven and electric hob, plumbing for a dishwasher, a fridge/freezer space, tiled splashbacks and flooring and a radiator.

Bedroom
11'5" x 8'6" (3.49 x 2.61)
With a UPVC double glazed window to the front, built in wardrobe/cupboard, feature fireplace, laminate flooring and radiator.

Ensuite
7'4" x 2'10" (2.24 x 0.87)
Comprising of a cubicle with mains fed shower, hand wash basin, tiled splashbacks and flooring and an extractor fan.

Rear Lobby
8'3" x 3'4" (2.52 x 1.03)
Having an external door, plumbing for a washing machine and wall mounted combi gas central heating boiler.

FIRST FLOOR

Landing
With stairs leading to the second floor.

Bedroom
11'5" x 8'6" (3.50 x 2.60)
With a UPVC double glazed window to the rear, laminate flooring and radiator.

Bedroom
10'2" x 9'6" (3.10 x 2.92)
Having a UPVC double glazed window to the front and radiator.

Bedroom
11'5" x 7'3" (3.48 x 2.22)
With a UPVC double glazed window to the rear and radiator.

Bathroom
7'4" x 6'5" (2.26 x 1.97)
Fitted with a panelled bath having electric shower over, pedestal wash basin, WC, heated towel rail, recessed spotlighting, extractor fan and UPVC double glazed opaque window.

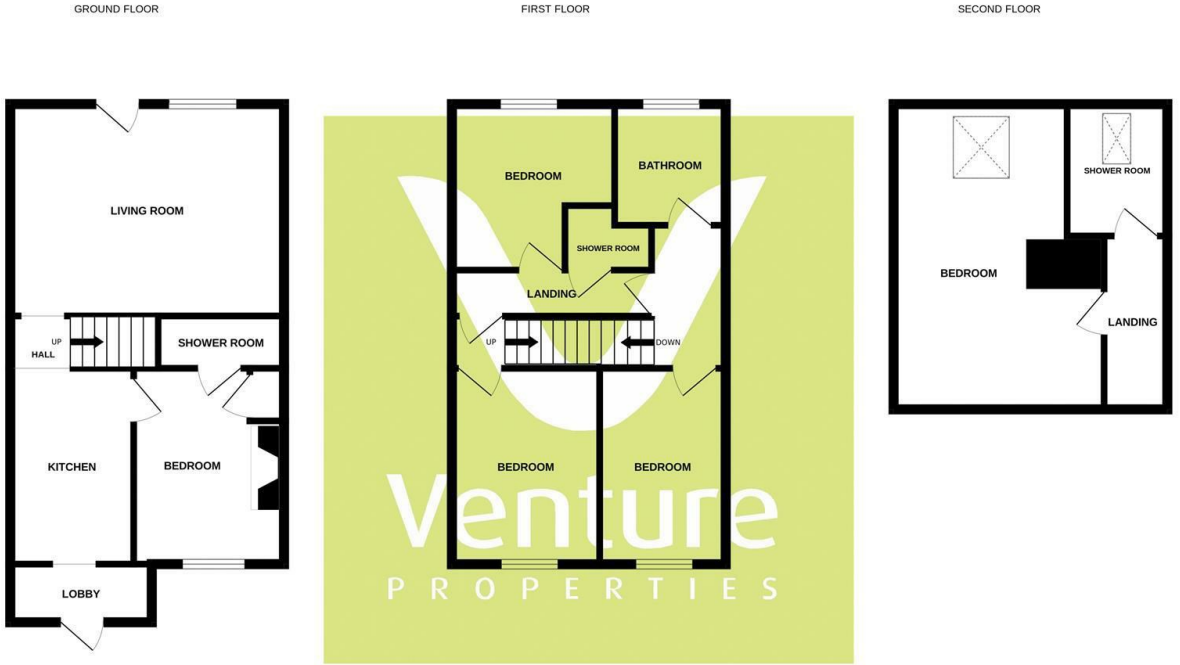
Shower Room
5'0" x 3'9" (1.54 x 1.15)
Comprising of a cubicle with mains fed shower, hand wash basin, recessed spotlighting and extractor fan.

SECOND FLOOR

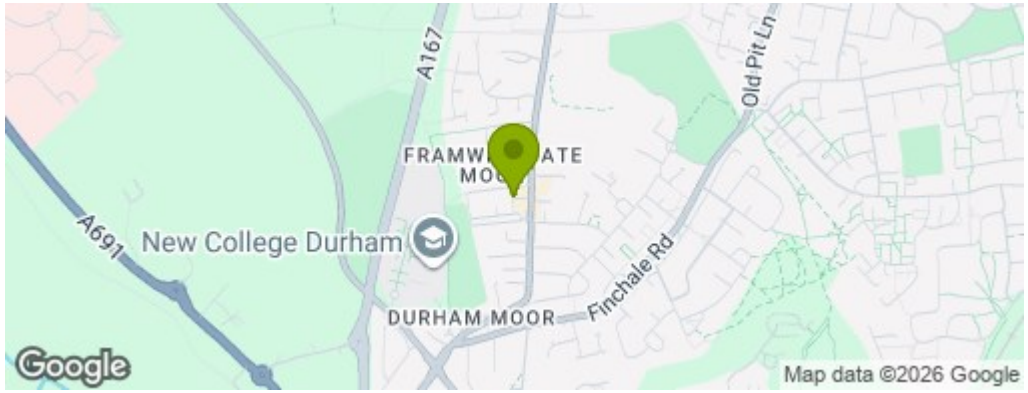
Bedroom
17'10" x 9'8" ext to 12'3" (5.45 x 2.97 ext to 3.74)
Generously proportioned with a velux window, laminate flooring, recessed spotlighting and radiator.

Shower Room
Comprising of a cubicle with mains fed shower, hand wash basin, WC, tiled splashbacks and flooring, a heated towel rail, recessed spotlighting and velux window.

EXTERNAL
To the front of the property is a garden and driveway for off street parking, along with a further smaller garden to the rear.



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 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 The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Durham) Limited cannot accept liability for any information provided.

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