STUART EDWARDS









Allergate

Durham City, Durham DH1 4ET

- GRADE II LISTED TERRACED HOUSE
- CURRENTLY LET TO STUDENTS
- OPEN PLAN LOUNGE/DINER/KITCHEN
- PRIVATE REAR GARDEN
- ACHIEVING £19,399.92PA
- 2 BEDROOMS & ATTIC ROOM
- MODERNISED THROUGHOUT
- STYLISH BATHROOM
- NO ONWARD CHAIN

Asking Price £320,000

Council Tax Band: Exempt
EPC Rating: D

FULL DESCRIPTION
Modernised throughout the internal accommodation comprises: entrance hallway with side access door to the garden and door leading through to the open plan lounge/diner/kitchen, tastefully presented throughout. Stairs from the hallway lead to the first floor landing with two bedrooms and stylish bathroom with bath and mains fed shower. Additionally there is a spacious attic room with two Velux windows, currently used as a storage space.
Externally there is a private walled garden to the rear.
Further benefits include gas central heating with radiators to all rooms, sash windows and no onward chain.
Sure to prove extremely popular amongst buyers, therefore early viewings are strongly recommended to avoid disappointment.

AREA INFORMATION
Allergate is an extremely popular residential area which It benefits from excellent transportation links with regional rail and bus networks and is just 2 miles from the A1M and just 18 miles to the south of Newcastle upon Tyne. The city centre shops, marketplace, library, cinema, theatre, railway station, bus station, castle, cathedral and leisure centre (with swimming pool and gym) are all within walking distance of the property. A network of riverside footpaths and walks are also within easy walking distance. Durham City is delightful with its cobbled streets and its varied amenities which include the marketplace, a range of local and regional retailers, and a number of well-regarded restaurants and bars.

ENTRANCE HALLWAY
With radiator, access door to garden and stairs to the first floor landing.

OPEN PLAN LOUNGE/DINER/KITCHEN
With ceramic tiled flooring throughout, feature fire place, radiator and coved ceiling. The kitchen is fitted with a modern range of wall and floor units with wood effect laminate worktops incorporating a breakfast bar and inset sink unit mixer tap. Integrated electric oven, hob and extractor hood. Washing machine, tiled splashbacks and extractor fan.

FIRST FLOOR LANIDNG

BEDROOM 1
11'8" x 10'11"
Radiator and coved ceiling.

BEDROOM 2
11'6" x 7'1"
Radiator.

BATHROOM
Close coupled wc, vanity storage unit with inset wash hand basin, panel bath with mains fed shower over, modern tiled splashbacks, tiled flooring and chrome heated towel rail.

SECOND FLOOR

ATTIC ROOM
18'9" x 10'11"
Two Velux windows, radiator and eaves storage,

PRIVATE REAR GARDEN
gravelled garden with walled boundary.

FREEHOLD.
We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

EPC.
EPC Rating - D
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/5535-5320-8509-0246-5206







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.