



Occupying a most convenient location within walking distance of local amenities, this TWO BEDROOM mid-terrace property would make an ideal starter home or suit anyone wishing to downsize.

The property features two well-proportioned reception rooms, ideal for both relaxation and entertaining. The open plan kitchen and dining room create a warm and welcoming atmosphere, perfect for family gatherings or casual meals.

The dual aspect living room is bathed in natural light, providing a serene space to unwind after a long day.

The house boasts two spacious double bedrooms, ensuring ample room for rest and personal space. The bathroom is thoughtfully designed, featuring a separate shower cubicle for added convenience.

One of the standout features of this property is the large enclosed rear garden, offering a private outdoor retreat for gardening enthusiasts or a safe play area for children. The garden presents a wonderful opportunity for alfresco dining or simply enjoying the fresh air.





#### Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

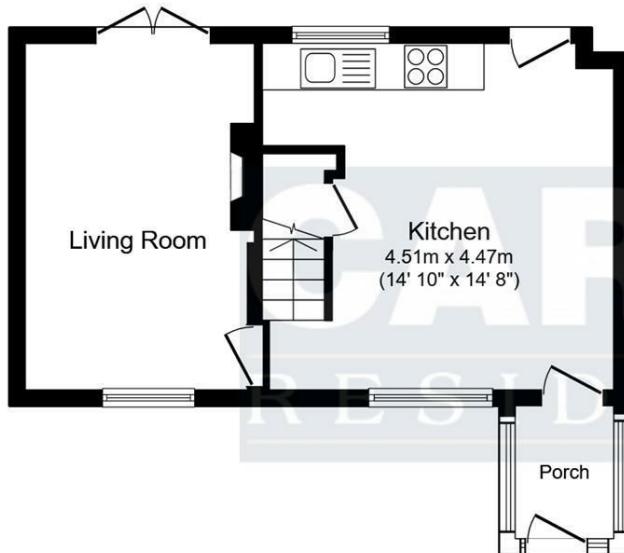
uPVC double glazing throughout

Council Tax:- Band A

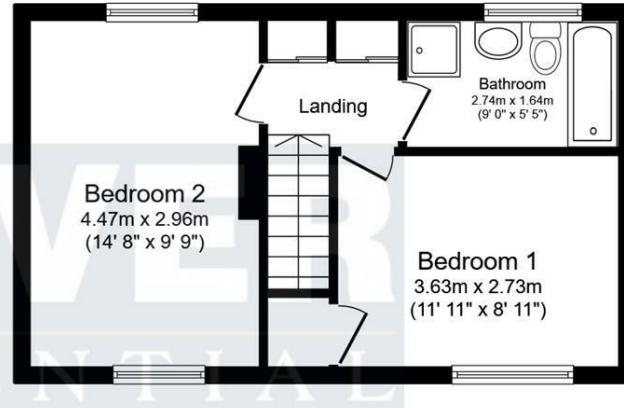
Local Authority:- Durham County Council

#### Buyer(s) Identification Checks

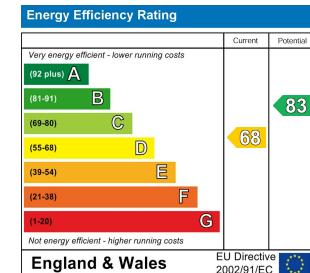
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**Ground Floor**  
Floor area 36.0 sq.m. (388 sq.ft.)



**First Floor**  
Floor area 33.9 sq.m. (365 sq.ft.)



**Total floor area: 70.0 sq.m. (753 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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MAB 6202

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