



## Blackburn Close

Durham DH7 7TQ

Offers In The Region Of £199,950

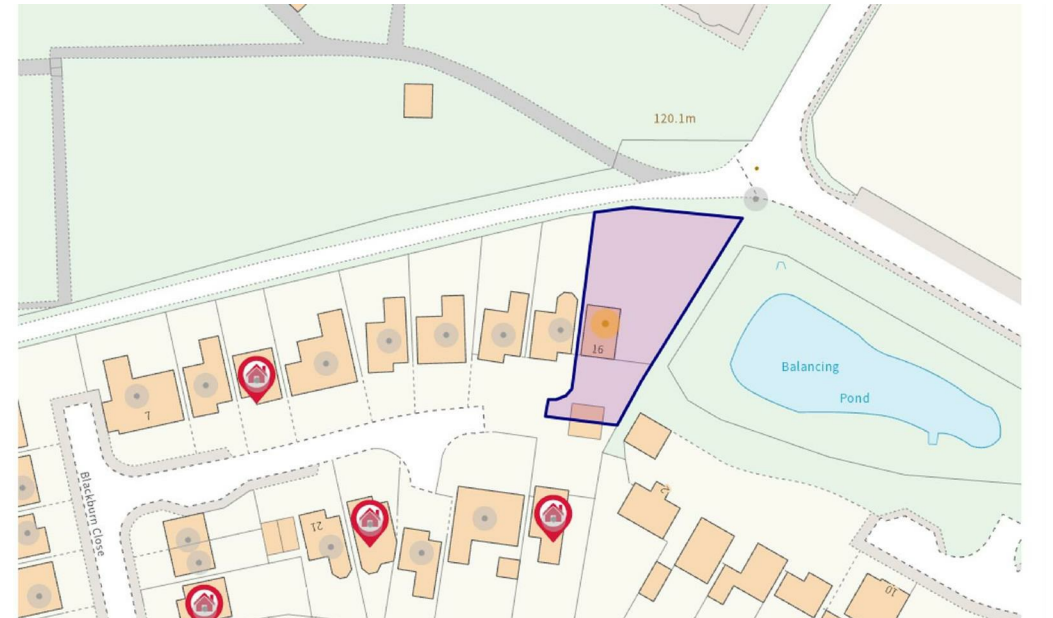






This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely 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.





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.

# Blackburn Close

Durham DH7 7TQ



- Detached family home
- EPC RATING - D
- Two reception rooms

- Four bedrooms
- Cul de sac location
- Master bedroom with ensuite

- Extensive plot
- Views to the rear
- Available with no onward chain

Available with no chain involved, early viewing of this detached family home with four bedrooms is highly recommended. Enjoying a location at the end of a cul de sac with views to the rear and an extensive garden.

The floor plan comprises of a welcoming entrance hallway with WC, spacious living and dining room and fitted kitchen with white goods. To the first floor the master bedroom has an ensuite shower room, whilst the three further bedrooms share a family bathroom.

Blackburn Close is situated on a sought after residential estate with access to local amenities, a frequent bus service and good road access to Durham City and also the A167 highway for commuting.

## GROUND FLOOR

### Entrance Hall

Welcoming hallway with UPVC double glazed window to the side, stairs leading to the first floor, laminate flooring and radiator.

### WC

Comprising of a low level WC, hand wash basin, tiled splashbacks, laminate flooring, radiator and UPVC double glazed opaque window to the side.

### Living Room

Spacious reception room with a UPVC double glazed bow window to the front, feature fireplace, coving, laminate flooring, radiator, TV and telephone points.

### Dining Room

Open plan to the living room and with UPVC double glazed french doors opening to the rear garden, laminate flooring, coving and radiator.

### Kitchen

The kitchen is fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in oven and hob with extractor over, a fridge/freezer space, washing machine and dishwasher. Further features include a UPVC double glazed window to the rear, double glazed external door, tiled splashbacks, laminate flooring, radiator and wall mounted gas central heating boiler.

## FIRST FLOOR

### Landing

With a UPVC double glazed window to the side, storage cupboard, radiator and access to the loft.

### Bedroom One

Double bedroom with a UPVC double glazed window to the front, fitted wardrobes and radiator.

### Ensuite

Comprising of cubicle with electric shower, hand wash basin, WC, tiled splashbacks, extractor and UPVC double glazed opaque window to the side.

### Bedroom Two

Double bedroom with a UPVC double glazed window to the rear, fitted wardrobes and radiator.

### Bedroom Three

Having a UPVC double glazed window to the rear, fitted wardrobes and radiator.

### Bedroom Four

Having a UPVC double glazed window to the front, fitted storage and radiator.

### Bathroom/WC

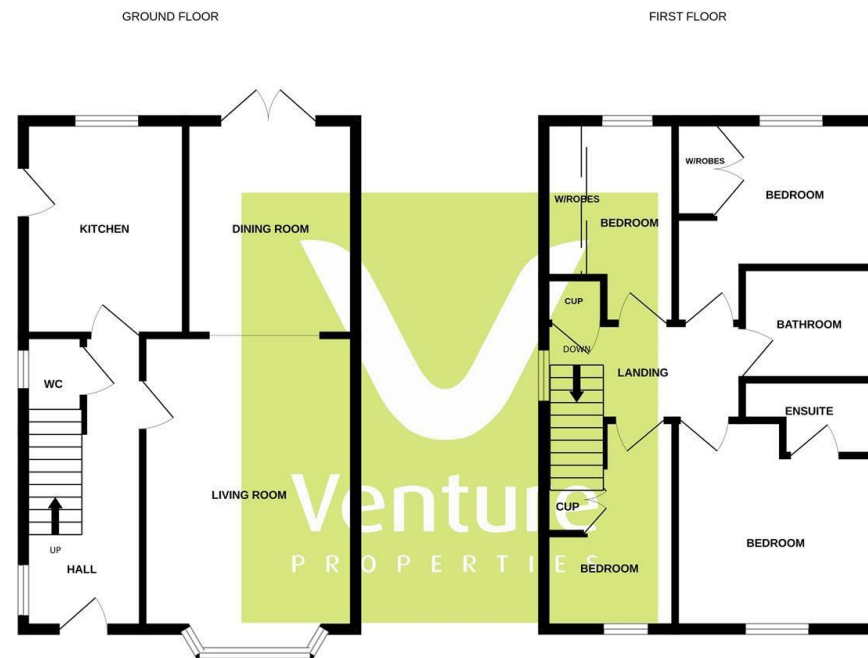
Fitted with a panelled bath with mixer shower, pedestal wash basin and WC. Having tiled splashbacks, radiator and UPVC double glazed opaque window to the side.

## EXTERNAL

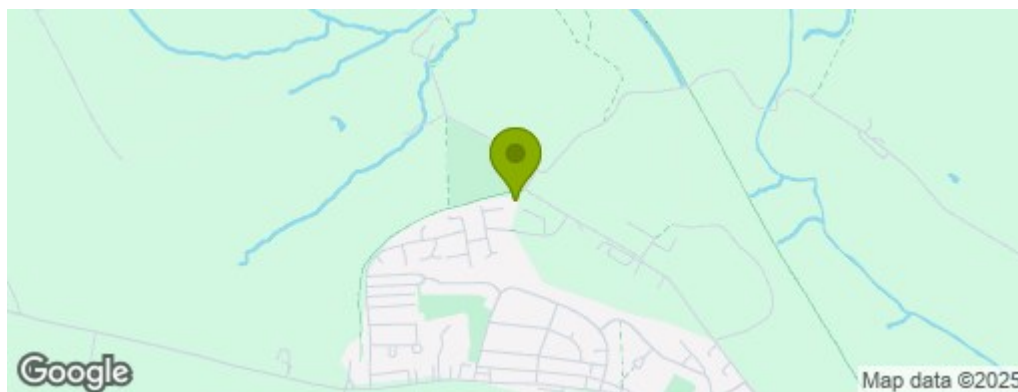
The property enjoys a large plot at the bottom of a cul de sac with parking to the front and a very generous, lawned garden to the rear.

### Garage

Single garage situated to the front of the property with an up and over door and door to the side.



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.  
Made with Metreplan ©2025



## Property Information

**0191 3729797**

1 Whitfield House, Durham, County Durham, DH7 8XL  
durham@venturepropertiesuk.com