



## Gray Avenue

Sherburn Village DH6 1JE

Offers In The Region Of £180,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Gray Avenue

Sherburn Village DH6 1JE



- No chain involved
- EPC RATING - C
- Recently updated combi boiler

- Fully refurbished
- Two stylish refitted bathrooms
- Popular village

- Four well proportioned bedrooms
- Modern refitted kitchen
- Rarely available style

Available for sale with no chain involved this very spacious mid terraced house with four well proportioned bedrooms, is situated in a highly sought after location. The property has been fully refurbished to a high standard and viewing is highly recommended for full appreciation.

Having a floor plan comprising of an entrance porch, hallway with utility, living room with french doors to the garden, a recently refitted kitchen and newly created ground floor bathroom. To the first floor there are four double bedrooms and a refitted shower room. Externally there are gardens to the front and rear.

Gray Avenue is within walking distance to local amenities and has good road and public transport links to Durham City.

## GROUND FLOOR

### Entrance Porch

Entered via UPVC door.

### Hall

Having a UPVC double glazed window to the front, stairs leading to the first floor and radiator.

### WC

With plumbing for a washing machine.

## Living Room

17'5" x 13'7" (5.33 x 4.16)

Spacious double aspect reception room with UPVC double glazed window to the front and french doors opening to the rear garden and two radiators.

## Kitchen

11'10" x 10'11" (3.61 x 3.34)

Recently refitted with a comprehensive range of units having contrasting worktops incorporating a stainless steel sink and drainer unit, an electric cooker and plumbing for a washing machine. Further features include a UPVC double glazed window to the rear, radiator, storage cupboard and door to the rear lobby.

## Bathroom/WC

Recently fitted modern bathroom comprising of a bath, hand wash basin set to a vanity unit, WC, heated towel rail, extractor fan and UPVC double glazed opaque window to the rear.

## FIRST FLOOR

### Landing

With a UPVC double glazed window to the front, radiator and storage cupboard housing the recently fitted combi gas central heating boiler.

## Bedroom One

14'8" x 10'2" (4.48 x 3.10)

Generous double bedroom with a UPVC double glazed window to the rear, storage cupboard and radiator.

## Bedroom Two

12'7" x 8'8" (3.86 x 2.65)

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

## Bedroom Three

12'7" x 8'5" (3.86 x 2.59)

Double bedroom with two UPVC double glazed windows to the front, a storage cupboard and radiator.

## Bedroom Four

11'6" x 6'11" (3.53 x 2.13)

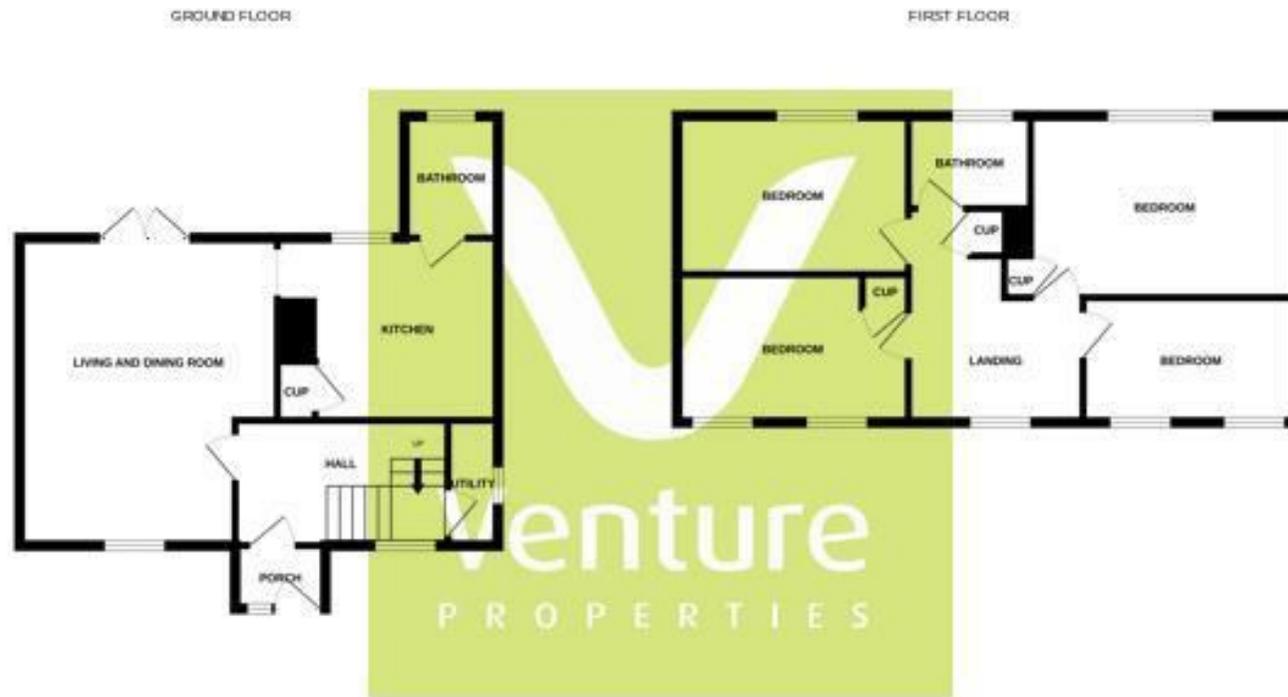
Further well proportioned bedroom with two UPVC double glazed windows to the front and a radiator.

## Shower Room/WC

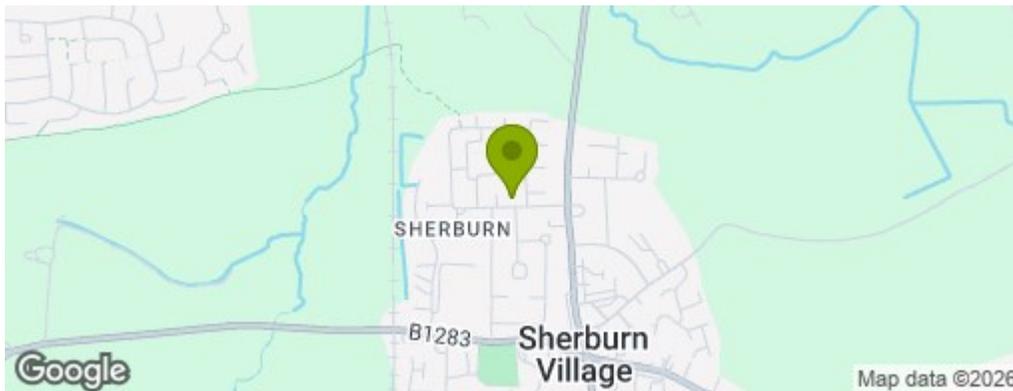
Recently refitted with a shower cubicle, pedestal wash basin, WC and UPVC double glazed opaque window to the rear.

## EXTERNAL

To the front of the property is an enclosed, low maintenance garden and to the rear is a good sized garden and a decked patio area.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs 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: Ultrafast Broadband available. Highest available upload speed 10,000 Mbps. Highest available download speed 220 Mbps.  
 Mobile Signal/coverage: Limited with all providers. We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: A Annual Price: £1,701 (Maximum 2025)  
 Energy Performance Certificate Grade C  
 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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