



## Douglas Gardens

Durham DH1 3PT

Offers In The Region Of £349,950





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# Douglas Gardens

Durham DH1 3PT



- No chain involved
- EPC RATING - D
- Bathroom and separate shower room

An excellent opportunity to purchase this extended four bedroom semi detached property with three reception rooms, situated in the highly desirable location of Merryoaks within the catchment area of Durham Johnston secondary school and within walking distance to Durham City.

The spacious floor plan enhanced by combi gas central heating boiler and UPVC double glazing comprises of an entrance hall, spacious living room with bay window, large dining room with french doors opening to the rear garden, a study, ground floor WC and comprehensively fitted kitchen. To the first floor there are three double bedrooms, further well proportioned single bedroom, family bathroom and additional shower room. Externally there are gardens to the front and rear and an integral single garage.

Douglas Gardens forms part of a well established very popular residential area situated on the outskirts of the city centre and close to all university buildings. It also adjacent to the A167 highway which provides excellent links for commuting.

We anticipate high levels of interest therefore early viewing is highly recommended.

## GROUND FLOOR

### Entrance Hall

Welcoming hallway entered via UPVC double glazed door. With stairs leading to the first floor and radiator.

### WC

Comprising of a WC and wash basin.

- Walking distance to the city centre and university buildings
- Four well proportioned bedrooms
- Low maintenance gardens and garage

- Durham Johnston Secondary School catchment area
- Three reception rooms
- Some recent improvements

### Living Room

16'6" x 14'2" (5.05 x 4.33)

Spacious living room with a UPVC double glazed bay window to the front, feature fireplace housing a stove, coving, picture rail and radiator.

### Dining Room

18'0" x 12'0" (5.49 x 3.67)

Large reception room with UPVC double glazed french doors opening to the rear garden, feature fireplace housing a gas fire, coving and radiator.

### Study

8'0" x 7'10" (2.46 x 2.40)

With a UPVC double glazed window to the front and radiator.

### Kitchen

14'6" x 8'6" (4.42 x 2.61)

Fitted with a comprehensive range of units having coordinating worktops incorporating a stainless steel sink and drainer unit with mixer tap, a gas cooker with extractor over, fridge/freezer space and plumbing for a washing machine. Further features include a UPVC double glazed window to the side, radiator and UPVC external door to the rear garden.

## FIRST FLOOR

### Landing

With wood flooring and access to the loft.

### Bedroom One

16'11" x 11'5" (5.18 x 3.48)

Generous double bedroom with a UPVC double glazed bay window to the front, two built in wardrobes, coving, wood flooring and radiator.

### Bedroom Two

12'8" x 12'8" (3.88 x 3.88)

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

### Bedroom Three

12'11" x 9'9" (3.94 x 2.98)

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

### Bedroom Four

8'9" x 7'11" (2.68 x 2.42)

Well proportioned single bedroom with a UPVC double glazed bow window to the front, overstairs cupboard, coving, wood flooring and radiator.

### Bathroom/WC

9'4" x 7'10" (2.87 x 2.39)

Refitted white suite comprising of a bath, hand wash basin set to a vanity unit, WC, heated towel rail, UPVC double glazed opaque window to the rear and cupboard housing the combi gas central heating boiler.

### Shower Room

8'11" x 5'10" (2.74 x 1.78)

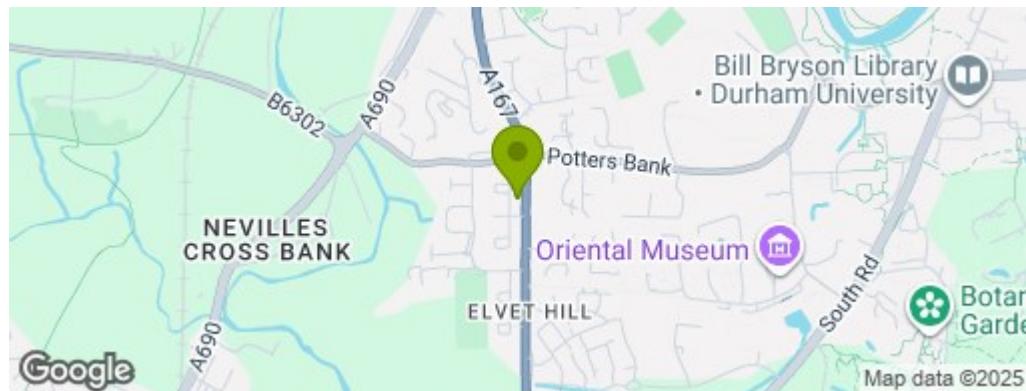
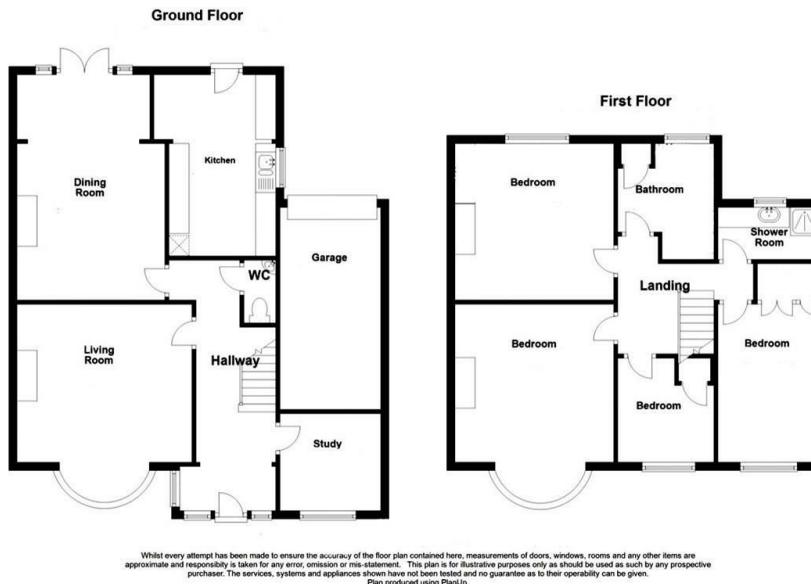
Comprising of a cubicle with mains fed shower, wash basin set to a vanity unit, WC, tiled splashbacks, radiator and UPVC double glazed opaque window to the rear.

### EXTERNAL

To the front of the property is a lawned garden, whilst to the rear is a low maintenance garden with access for off street parking.

### Garage

Single integral garage with up and over door.



## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed available. Highest available upload speed 10000 Mbps.

Mobile Signal/coverage: Likely with all providers. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual price: £2,551 (Maximum 2025)

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

0191 3729797

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