



**Arthur Street**

Durham DH7 7PF

£100,000



Venture  
PROPERTIES



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.



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# Arthur Street

Durham DH7 7PF



- Perfect starter home
- EPC RATING - E
- Two spacious reception rooms

- Much improved
- Two double bedrooms
- Lovely kitchen

- Well presented
- Loft room
- Stylish bathroom

Perfect for first time buyers, presented to a high standard including a modern kitchen and bathroom and new radiators. Venture Properties are delighted to offer for sale this deceptively spacious mid terrace home which is extended to the rear.

In ready to move in condition, having combi gas central and UPVC double glazing, with accommodation comprising of an entrance hall, spacious living room with feature fireplace, separate dining room, a modern fitted kitchen and bathroom fitted with a modern white suite. To the first floor there are two large double bedrooms and spacious loft room. Externally there is a wall enclosed yard to the rear and on street parking.

For further information or to arrange a viewing please contact us at the office.

## GROUND FLOOR

### Entrance Hall

Entered via UPVC double glazed door with laminate flooring.

### Living Room

14'7" x 12'11" (4.45 x 3.94)

Spacious reception room with a UPVC double glazed window to the front, central heating radiator and feature fireplace. Double doors leading to the Dining Room.

### Dining Room

14'7" x 11'5" (4.45 x 3.49)

Further spacious reception room with a UPVC double glazed window to the rear, stairs leading to the first floor with storage cupboard under and central heating radiator.

### Kitchen

12'11" x 7'4" (3.95 x 2.25)

Comprehensively fitted with a quality range of wall and floor units having contrasting worktops incorporating a stainless steel sink unit and mixer tap with tiled splash backs, a built in electric oven and hob with extractor over, a space for fridge and freezer, plumbing for a washing machine and integrated dish washer. Having a large double glazed window to the side and radiator.

### Bathroom

7'11" x 7'4" (2.42 x 2.25)

Fitted with a white three piece suite comprising of a panelled bath with mixer shower over, pedestal wash basin and WC. Having part tiled walls, vinyl flooring, a UPVC double glazed opaque window to the side and a central heating radiator.

## FIRST FLOOR

### Landing

### Bedroom One

14'7" x 12'6" (4.45 x 3.82)

Generous double bedroom with a UPVC double glazed window to the front, two storage cupboards and radiators.

### Bedroom Two

11'6" x 11'1" (3.51 x 3.39)

Further well proportioned double bedroom with a UPVC double glazed window to the rear, central heating radiator and two storage cupboards. Door to stairs leading to the loft room.

## SECOND FLOOR

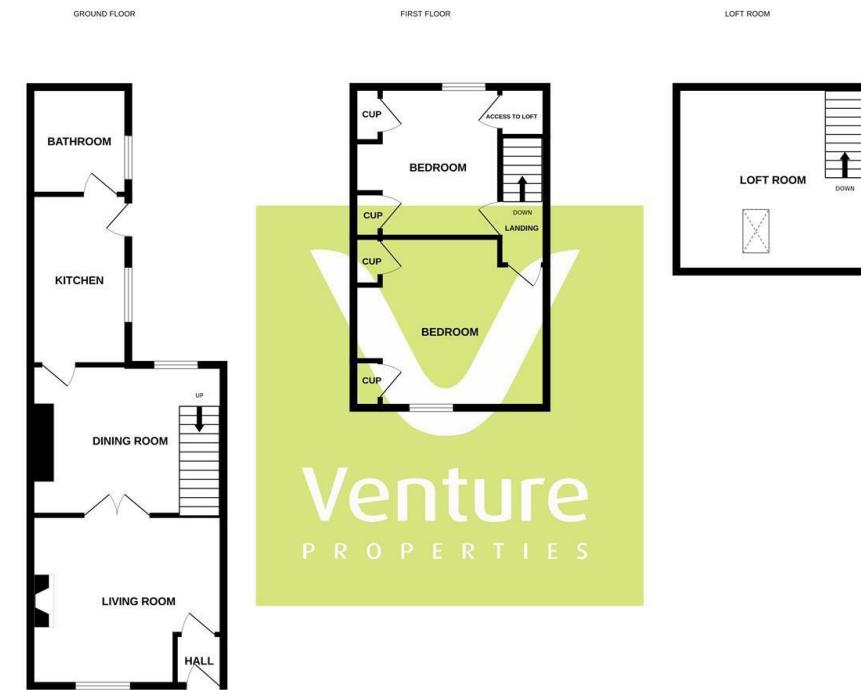
### Loft Room

14'7" x 13'10" (4.45 x 4.24)

Spacious loft room for storage with velux window and storage cupboard.

## EXTERNAL

To the rear of the property is a low maintenance enclosed yard and access gate.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 service systems and fixtures and fittings 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 speed is 1800 Mbps.  
 Mobile Signal/coverage: We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)  
 Energy Performance Certificate Grade E  
 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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