



## Ashbrooke Estate

Durham DH6 2LN

Offers In The Region Of £110,000

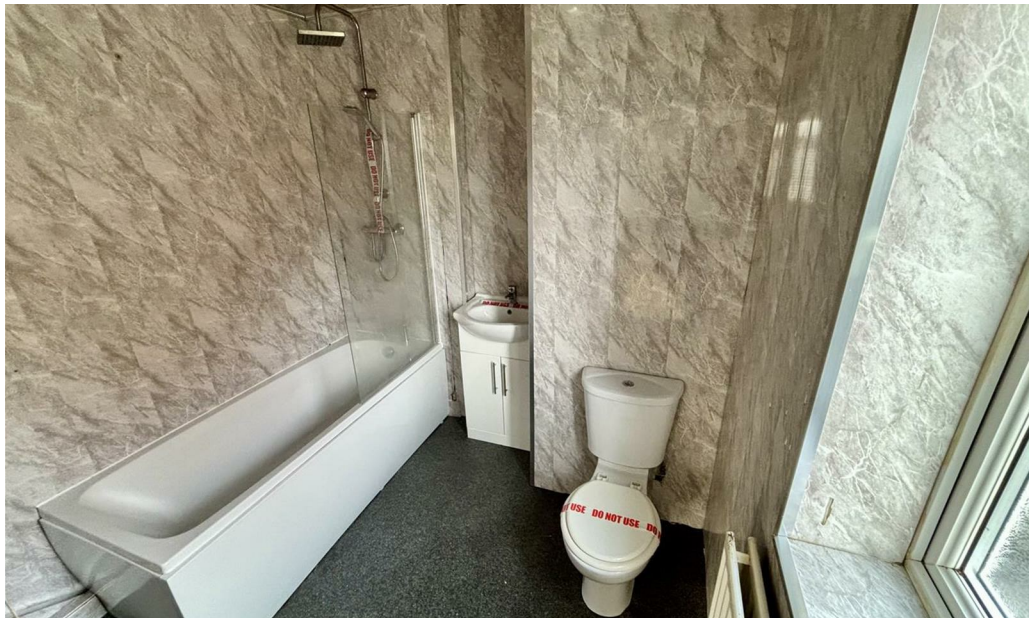






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# Ashbrooke Estate

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- No chain involved
- EPC RATING - C
- Garden with outbuilding

- Very spacious
- Generous reception rooms
- Ideal for growing families

- Three bedrooms
- Modern kitchen
- Close to local amenities

Venture Properties are delighted to offer for sale with no chain involved this spacious, semi detached house with three well proportioned bedrooms.

The floor plan comprises of an entrance hall, dining room, large living room, modern kitchen, utility room and WC. To the first floor there is a generous master bedroom, further double bedroom, well proportioned single bedroom and bathroom/WC. Externally there is low maintenance garden to the front and an enclosed; lawned garden to the rear with garden room.

Ashbrooke Estate is a popular location, close to local amenities and a primary school. There are good road and commuting links available via the nearby A19 motorway.

## GROUND FLOOR

### Hall

Entered via composite door. Having stairs leading to the first floor, understairs cupboard, radiator and tiled flooring.

### Dining Room

16'3" x 7'4" (4.96 x 2.26)

Having a UPVC double glazed window to the rear, tiled flooring, radiator and combi gas central heating boiler.

### Living Room

22'10" x 13'5" (6.96 x 4.09)

Large double aspect reception with a UPVC double glazed window to the front, UPVC double glazed french doors to the rear garden and two radiators.

### Kitchen

11'3" x 9'6" (3.45 x 2.90)

Fitted with a range of modern units having contrasting work surfaces incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob, an integrated fridge, freezer and microwave and plumbing for a washing machine. Further features include a UPVC double glazed window to the front, tiled flooring and radiator.

### Utility Room

6'5" x 5'10" (1.98 x 1.78)

With an external door to the rear garden, UPVC double glazed window to the rear, tiled flooring and radiator.

### WC

Comprising of a WC, tiled flooring and UPVC double glazed opaque window to the rear.

## FIRST FLOOR

### Landing

Having a UPVC double glazed window to the side and access to the loft.

### Bedroom One

13'5" x 10'11" (4.09 x 3.33)

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

### Bedroom Two

11'10" x 9'4" (3.63 x 2.87)

Double bedroom with a UPVC double glazed window to the front, laminate flooring and radiator.

### Bedroom Three

9'6" x 7'4" (2.90 x 2.24)

Further well proportioned bedroom with a UPVC double glazed window to the front, storage cupboard, laminate flooring and radiator.

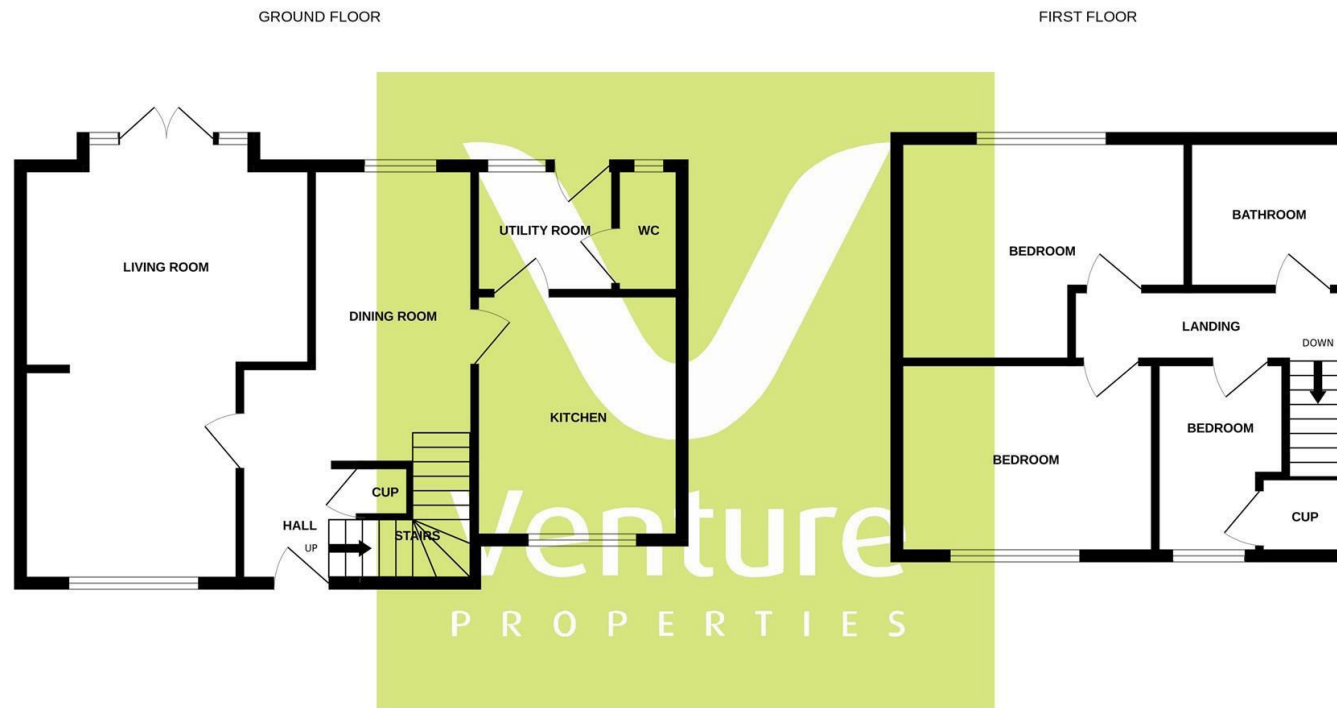
### Bathroom/WC

7'8" x 7'4" (2.34 x 2.26)

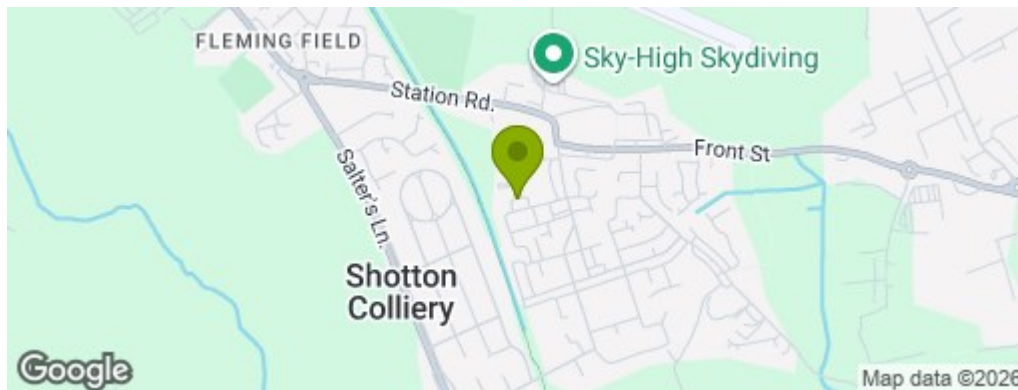
Comprising of a panelled bath with mains fed shower over, hand wash basin set to a vanity unit, WC, radiator and UPVC double glazed opaque window to the side.

## EXTERNAL

To the front of the property is an enclosed, low maintenance garden whilst to the rear is a lawned garden with decked patio and a garden room.



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.  
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## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 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 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

0191 3729797

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