



Graham Terrace

High Pittington DH6 1AU

Offers In The Region Of £70,000





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



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- No chain involved
- EPC RATING - C
- Combi gas central heating and UPVC double glazing

- In need of modernisation
- Two reception rooms
- Popular village location

- Two bedrooms
- Large garden with potential to create parking
- Lots of potential

SOLD STC - SIMILAR PROPERTIES REQUIRED!

Available for sale with no chain involved, this terraced house with two bedrooms, two reception rooms and large garden, is located in the popular village of High Pittington. In need of modernisation, the property has lots of potential and is a perfect investment opportunity.

The floor plan comprises of an entrance hall, living room with feature fireplace, dining room, kitchen and bathroom to the ground floor. Whilst to the first floor are two double bedrooms both with built in storage. Externally there is a rear yard and a lawned garden, where you could create off street parking. The property comes with combi gas central heating and UPVC double glazing.

GROUND FLOOR

Hall

16'6" x 3'2" (5.04 x 0.98)

With storage cupboard and radiator.

Living Room

12'0" x 11'7" (3.68 x 3.54)

Having a UPVC double glazed window to the front, feature fireplace, picture rail and radiator.

Dining Room

12'7" x 10'2" (3.86 x 3.10)

With a UPVC double glazed window to the rear, radiator, storage cupboard and stairs leading to the first floor.

Kitchen

10'8" x 5'10" (3.26 x 1.80)

Comprising of a UPVC double glazed window and door to the side, fitted base units with worktops incorporating a stainless steel sink and drainer unit, an electric cooker, fridge/freezer space and radiator.

Bathroom/WC

7'3" x 5'10" (2.21 x 1.80)

With a panelled bath having mains fed shower over, pedestal wash basin, WC, radiator and UPVC double glazed opaque window to the side.

FIRST FLOOR

Landing

Bedroom One

13'11" x 12'1" (4.25 x 3.69)

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

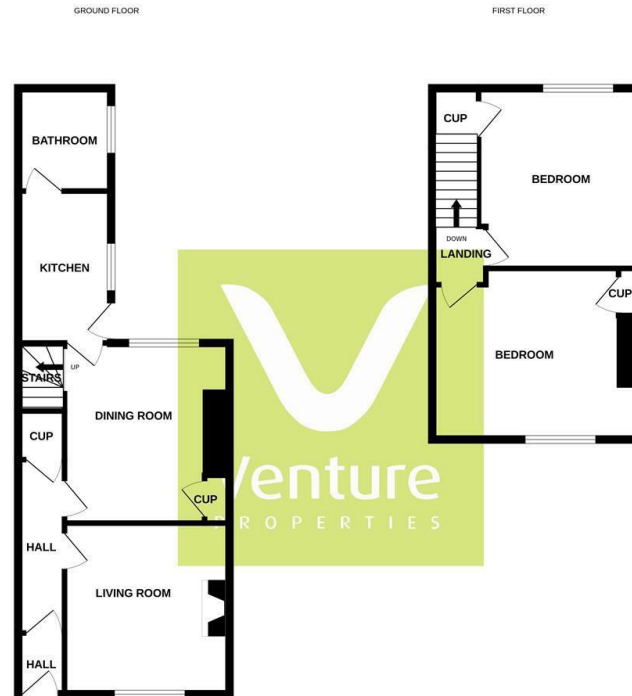
Bedroom Two

12'7" x 11'9" (3.86 x 3.59)

Further double bedroom with a UPVC double glazed window to the rear, radiator and cupboard housing the combi gas central heating boiler.

EXTERNAL

There is an enclosed yard to the rear with brick store. There is also a large lawned garden located across a rear access lane.



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 misstatement. This plan is for guidance purposes only and should be used as such to any prospective purchaser. The intended use of the property should not be relied upon and no guarantee as to their accuracy or efficiency can be given. Made with Hectagon (2025)



Property Information

EPC RATING - C : COUNCIL TAX BAND - A : TENURE - FREEHOLD

0191 3729797

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