



**Arthur Street**

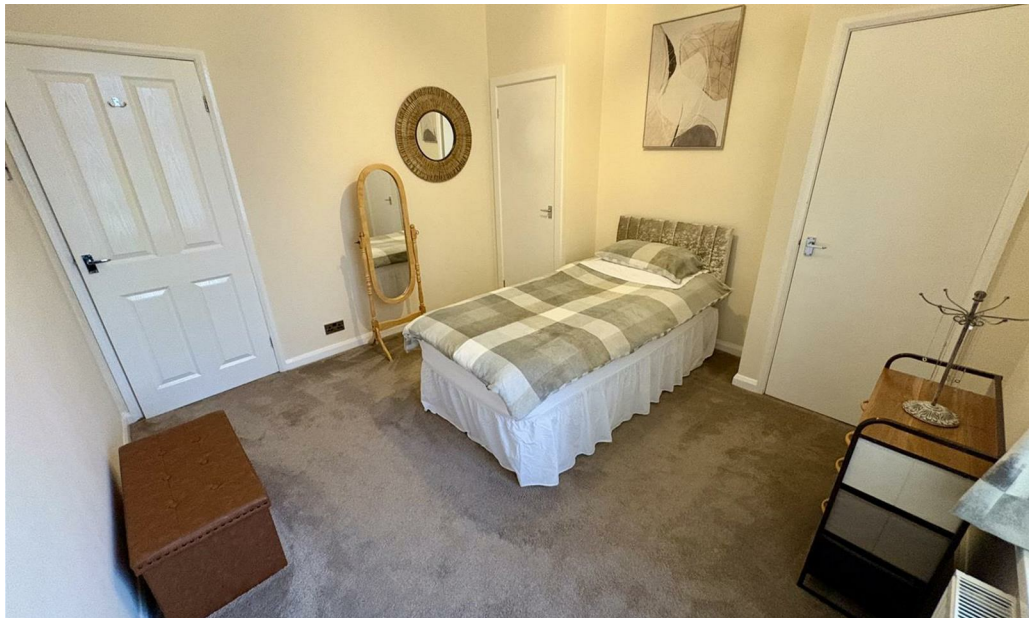
Durham DH7 7PF

**£100,000**





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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

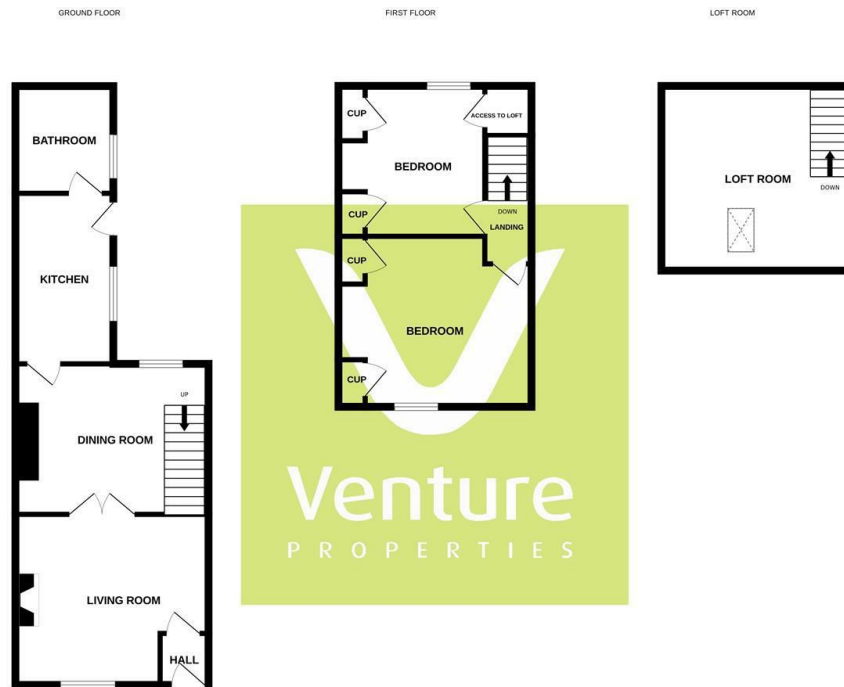
### Loft Room

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

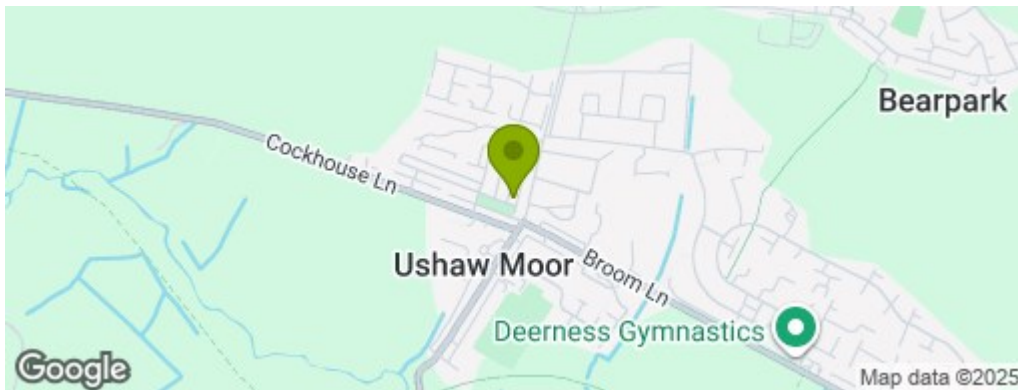
Spacious loft room for storage with velux window and storage cupboard.

## 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 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

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