



Durham DH7 0BP

£700 Per Calendar Month





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



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

# Durham DH7 0BP



- Three bedroom end terraced house
- EPC RATING - C
- Master bedroom with en-suite

- Modern decor throughout
- Views to the front and rear
- Low maintenance garden and Parking

- Village location
- Open plan kitchen and dining room
- Ground floor WC

Early viewing of this fantastic three bedroom house is highly recommended. Offering modern, well planned accommodation within the heart of this popular village and enjoying views to both the front and rear.

The well proportioned floor plan comprises of an entrance hall with cloakroom/WC, spacious living room with double doors opening in to the impressive open plan kitchen and dining room which is fitted with contemporary units and stainless steel appliances. To the first floor, the master bedroom has a modern en-suite shower room, whilst the two further bedrooms share the family bathroom with white suite. The property has gas central heating and UPVC double glazing. Externally there is a low maintenance rear garden and parking space.

Burnhope is surrounded by open countryside but has excellent links to Durham City, Chester-le-Street, Stanley and Consett. The property is located next to a bus stop with public transport links to Newcastle Upon Tyne.

## GROUND FLOOR

### Hall

Entered via UPVC door. Having stairs leading to the first floor and radiator.

### WC

With WC, pedestal wash basin, tiled splashback, radiator and UPVC double glazed opaque window to the front.

### Living Room

14'4" x 11'3" (4.37 x 3.43)

Spacious reception room with a UPVC double glazed window to the front, TV aerial and telephone points, radiator and partly glazed double doors opening in to the kitchen/dining room.

### Open Plan Kitchen and Dining Room

14'10" x 10'6" (4.54 x 3.22)

Impressive open plan kitchen and dining room which is perfect for modern living and entertaining. Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, built in stainless steel oven and gas hob with extractor over, plumbing for a washing machine and fridge space. Further features include tiled splashbacks, radiator, combi gas central heating boiler, recessed spotlighting, understairs storage cupboard, UPVC double glazed window to the rear and french doors opening in to the rear garden.

## FIRST FLOOR

### Landing

Having a storage cupboard and loft access.

### Bedroom One

9'11" x 9'3" (3.03 x 2.83)

Double bedroom with a UPVC double glazed window to the rear with extensive views, radiator, TV aerial and telephone points.

### Ensuite

Fitted with white suite comprising of a cubicle with mains fed shower, pedestal wash basin and WC. Having tiled splashbacks, radiator, shaver point, extractor point and velux window.

### Bedroom Two

9'4" x 7'6" (2.86 x 2.31)

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

### Bedroom Three

10'5" x 7'1" (3.18 x 2.17)

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

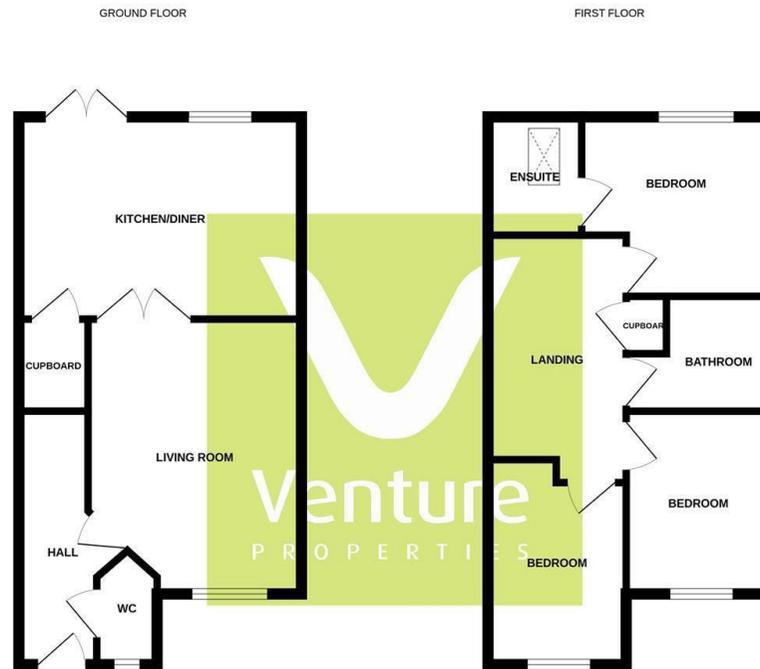
### Bathroom/WC

8'1" x 5'7" (2.48 x 1.72)

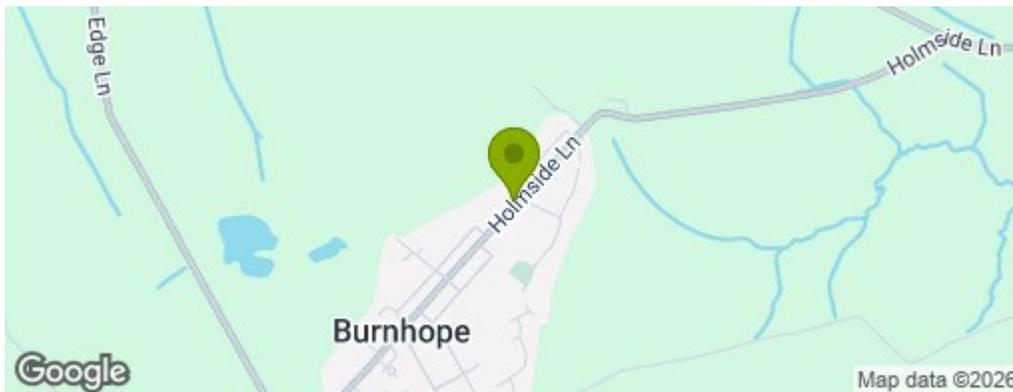
Fitted with a white suite comprising of a panelled bath, pedestal wash basin and WC. Having tiled splashbacks, extractor fan and radiator.

## EXTERNAL

To the rear of the property is an easy maintenance garden and an allocated parking space.



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. Made with Metropix ©2023



## Property Information

Tenure: Freehold  
 Gas and Electricity: Mains  
 Sewerage and water: Mains  
 Broadband: Ultrafast Broadband available. Highest available speed is 46 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 372 9797

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