



25a Front Street, Durham, DH7 0LA

Guide price £125,000

Guide Price £125,000

Moovd Online Property Auctions are delighted to offer For Sale via Option A – Unconditional Online Auction on 5th December 2024, this immaculate first floor, two bedroom LET flat in the enviable village location of Lanchester. Currently tenanted and let at £750 PCM, this modern property provides an instant income for a BTL investor.

The spacious layout includes hallway, into tasteful kitchen with modern units and contrasting work surfaces and useful dining area. The kitchen opens into a light lounge with carpet to floor. Both bedrooms are large doubles and are located to the front of the property. The bathroom includes a white suite with mains shower over bath. The flat is accessed via a side path to door and staircase to first floor.

The beautiful village of Lanchester is popular for its countryside walks, excellent Primary and Secondary schools, country pubs and restaurants and many other local amenities. Only ten minutes drive from Durham City, it is the perfect spot for any commuter who enjoys village life.

This fantastic flat has so much to offer and must be viewed internally to appreciate. Viewings strictly by appointment only.

Hallway

Entrance into hallway with access to rooms.

Kitchen/ Diner 19'10" x 13'7" (6.07 x 4.16)

Fitted with a range of modern base and wall units with contrasting work surface, stainless steel sink with drainer unit and mixer tap, integrated electric oven, induction hob, extractor fan, plumbed for washing machine, space for fridge/ freezer, spot lighting, radiator.

Lounge 14'6" x 15'0" (4.44 x 4.58)

Open plan from kitchen, UPVc double glazed window to front, radiator, carpet.

Bedroom 1 14'6" x 9'11" (4.42 x 3.04)

UPVc double glazed window to front, radiator, carpet.

Bedroom 2 14'9" x 9'8" (4.51 x 2.97)

UPVc double glazed window to front, radiator, carpet.

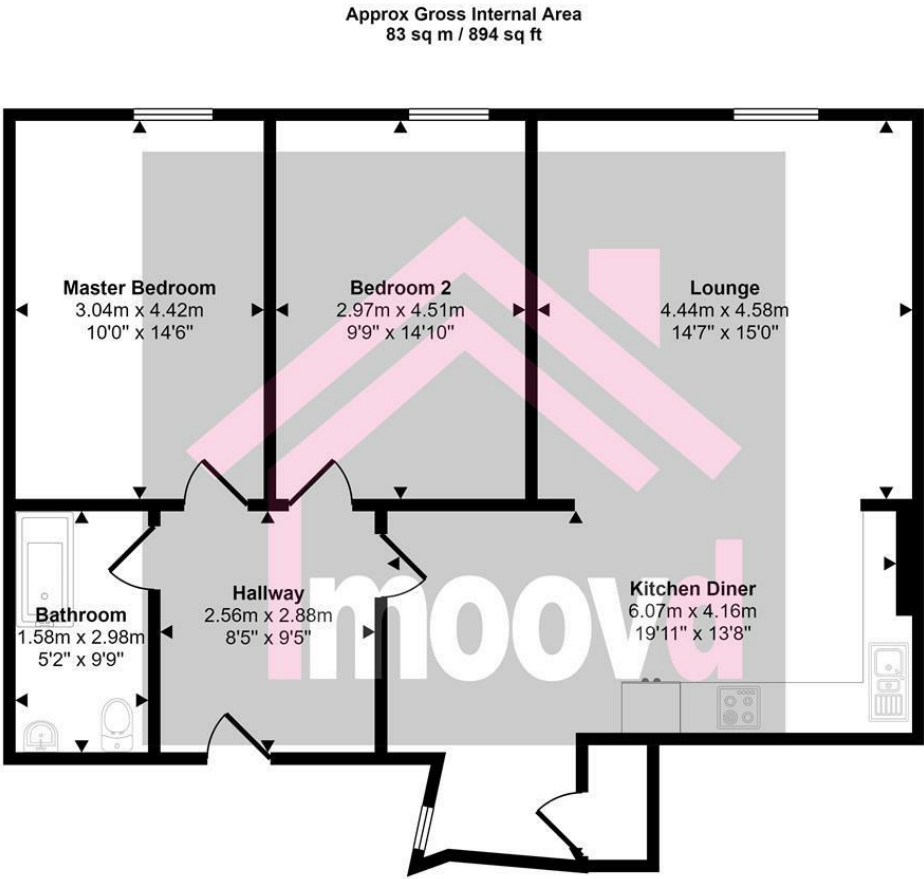
Bathroom

Fitted with a white suite including pedestal hand basin, w/c, paneled bath with mains shower over, splash back tiling, chrome ladder towel rail, extractor fan.

External

Accessed via a footpath to side.

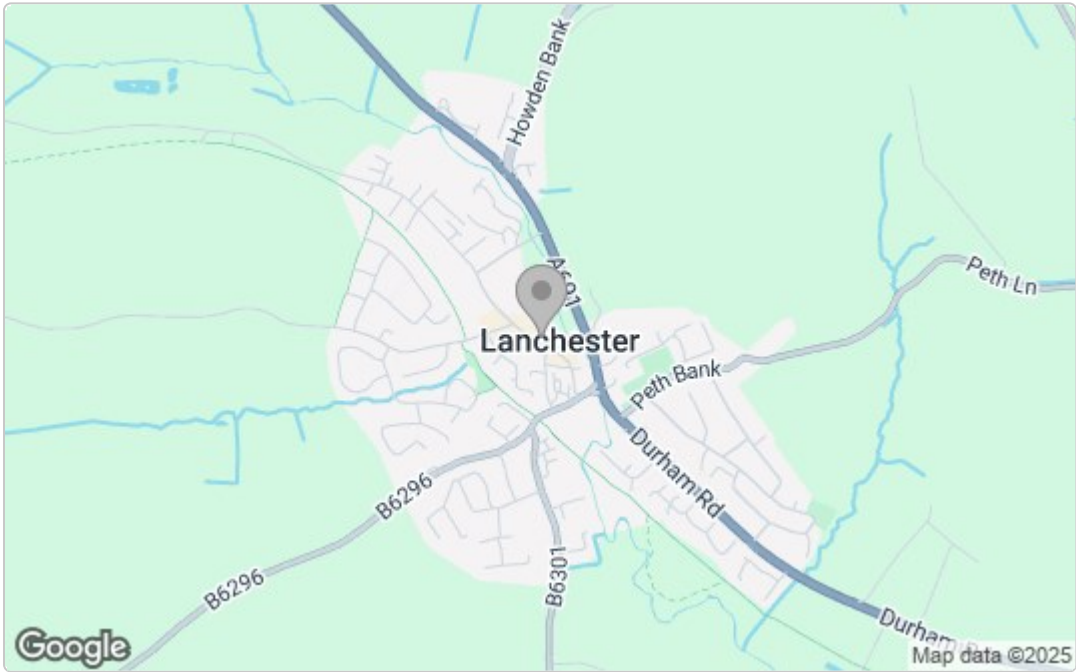
Floor Plan



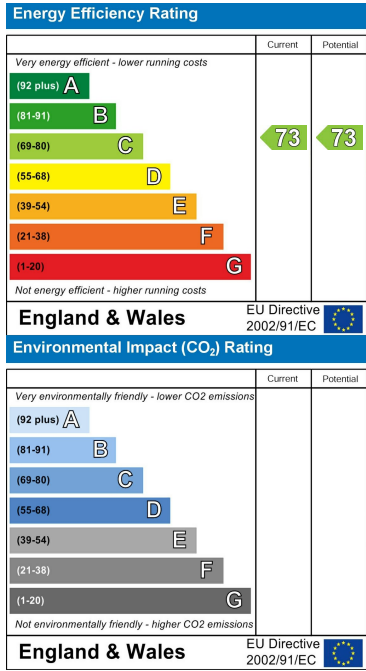
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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.