



## 2 bed semi-detached house to buy in DH6

Kent Terrace, Haswell, Durham, Durham, DH6 2EL

**£65,000**

🏠 x2 🚿 x1 🚻 x1

Tenure

**Freehold**

## Property features

- ✓ Two bedrooms
- ✓ Semi detached property
- ✓ No Onward Chain
- ✓ Potential rental income £600pcm
- ✓ EPC Rating C

Off Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

NO FORWARD CHAIN... We offer for sale this two bedroom semi-detached property situated on Kent Terrace, in Haswell Plough. Within close proximity to Durham and Peterlee town centre.

The property benefits from double glazing and briefly comprising of: Entrance into lounge, kitchen & downstairs bathroom. To the first floor there are two bedrooms. Externally there is an enclosed garden to the rear & garden to the front with driveway and an additional piece of land to the side for parking/ to extend upon. To view, call our local office on 0191 5183521.

Council Tax Band: A

Tenure: Freehold

Price: Offers In The Region Of £65,000

Property Type: Semi-detached house

USPs: Garden

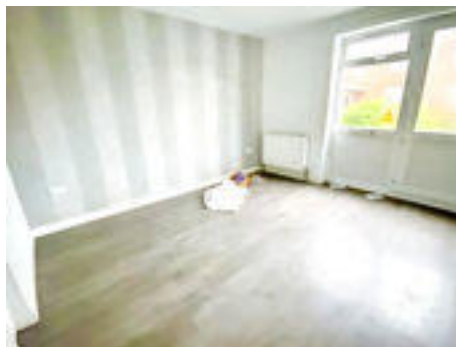
Parking: Off Street

Heating: Gas

## Living Room

3.57m x 3.84m (11'8" x 12'7")

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



## Kitchen

1.56m x 2.12m (5'1" x 6'11")

Double glazed window to the rear, fitted with a range of wall and base units, sink and drainer unit, mixer taps, tiled flooring, cooker hob with over head extractor hood. With integral space for pantry.



## Bathroom

L shaped bathroom, double glazed window to the rear, double panelled radiator, 3 piece suite comprising of: bath with shower over, low level WC, pedestal hand wash basin.



## Bedroom 1

3.62m x 3.58m (11'10" x 11'8")

Double glazed window to the front, radiator, built in storage cupboard and carpeted flooring.



## Bedroom 2

2.70m x 4.60m (8'10" x 15'1")

Double glazed window to the rear, single panelled radiator and carpeted flooring.




## External

To the rear there is an enclosed, good sized rear garden. The front aspect offers a grassed area with a driveway and an additional piece of land to the side for parking/ to extend upon.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Kent Terrace, Haswell, Durham, Durham, DH6 2EL

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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