



## 2 bed terraced house to buy in

Church Street, Wheatley Hill, Wheatley Hill, Durham, DH6 3PT

**£73,000**

🏠 x 2 🚗 x 1 🚲 x 2

Tenure

**Freehold**

## Property features

- ✓ 2 Double Bedrooms & Loft Room
- ✓ Fully Refurbished
- ✓ Open Plan Living
- ✓ Modern Fixtures/Fittings
- ✓ EPC Rating D

On Street parking

## Key Information

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

## Description

Pattinson Estate Agents are delighted to offer for sale this newly renovated, three double-bedroom terraced home, which is situated the village of Wheatley Hill, Co Durham.

\*Walk through video tour\* \*Achievable rent of £600pcm\*

On the ground floor, the property comprises a contemporary fitted kitchen, open plan sitting room and a toilet. The first floor opens to two bedrooms and a modern family bathroom. Further, the property offers a second floor which is a loft conversion.

The property has a low maintenance front and rear yard, Fully refurbished top to bottom, sold with NO UPPER CHAIN, benefitting from double glazed windows and central heating throughout .

Offering semi-rural countryside views, within a desirable location, just 10 miles from Durham. The area offers great road links, a primary school, and a number of local amenities.

Viewing comes highly recommended to fully appreciate the accommodation on offer.

For any further information or to book your internal viewing please call Pattinson on 0191 5412141.

Council Tax Band: A

Tenure: Freehold

Price: £73,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## External Front

Low maintenance forecourt to the front aspect with ample on street parking.



## Entrance Hall

Entrance through UPVC door to the front aspect and access to the lounge.



## Lounge

Open plan access into the dining room. With double glazed window to the front aspect, radiator, coved ceiling and laminate flooring. stair case up to the first floor.



## Kitchen

Extended to the rear fitted with a range of grey gloss wall and base units, complementing work surfaces, one and a half sink and drainer unit, electric hob, mid level oven, plumbing for a washer tiled splash backs, tiled flooring, double glazed sky light, double glazed patio doors tot he rear and a radiator.



## Kitchen Diner

Open plan with the kitchen, with tiled flooring, coved ceiling and access to:



## Downstairs W/c

Fitted with a low level w/c and hand wash basin. fully tiled walls and flooring.



## 1st FLOOR:

### Landing

Access to two bedrooms and family bathroom. Spiral stair case up to the 2nd floor bedroom.



### Bedroom One

Principle double bed room with a double glazed window to the front aspect, wood flooring, radiator, and coved ceiling



### Family Bathroom



## 2nd FLOOR:

## Bedroom Two

Second double bedroom with a double glazed window to the rear aspect, wood flooring, radiator, and coved ceiling



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## Loft Conversion

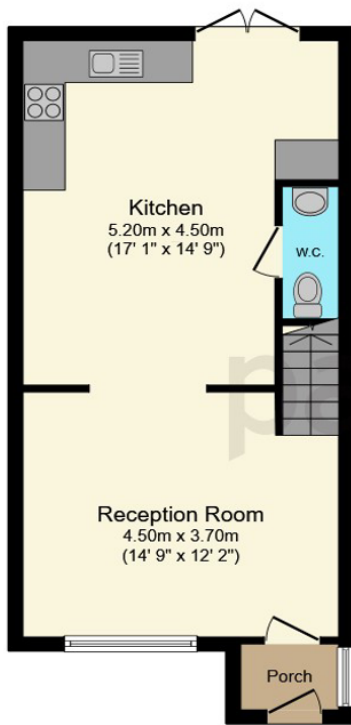
Converted with a Velux glazed roof window to the front aspect, laminate flooring, radiator, and a storage cupboard.



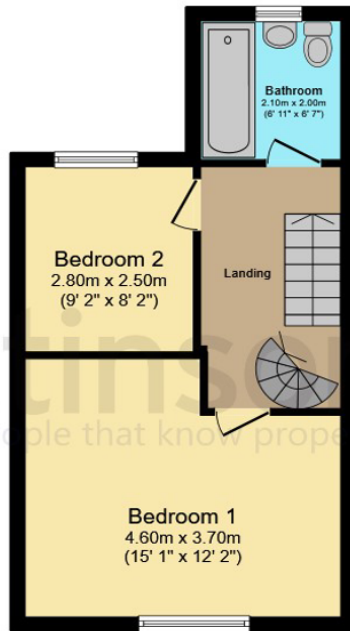
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## External Rear

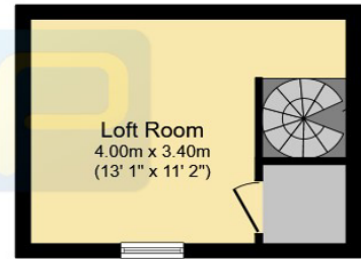
Enclosed private rear court yard, low maintenance.



**Ground Floor**



**First Floor**



**Second Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		56	
(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	

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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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