



To buy

## 4 bed semi-detached house to buy in DH1

Harvey Avenue, Durham, Durham, DH1 5ZG

**£265,000**

🏠 x4 🚗 x2 🚻 x1

Tenure

Size

**Freehold**

**1227 sq ft / 114 sq m**

## Property features

- ✓ Modern four-bedroom semi-detached townhouse
- ✓ Approx. 1,224 sq ft internal area
- ✓ Larger enclosed rear garden
- ✓ Master bed with en-suite
- ✓ Double Driveway and single

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Modern Four-Bedroom Semi-Detached Townhouse – Approx. 1,224 sq ft

We are delighted to bring to the market this spacious and beautifully presented four-bedroom semi-detached townhouse, ideally located in a highly sought-after area of Durham. Extending to approximately 1,224 sq ft of internal accommodation, the property offers generous and versatile living space arranged over three floors, making it perfectly suited to growing families or professional buyers seeking modern, flexible living.

Upon entering the property, a welcoming hallway provides access to a convenient cloakroom/WC and an impressive open-plan kitchen/dining room. The contemporary kitchen is well equipped with ample storage and workspace and flows seamlessly into the dining area, creating an ideal setting for family meals and entertaining.

The first floor features a bright and spacious living room, filled with natural light and offering a comfortable and relaxing retreat. Also on this level is bedroom four, which would make an excellent home office or guest room, alongside a stylish family bathroom.

The top floor hosts three further well-proportioned bedrooms, including a generous master bedroom benefitting from en-suite facilities. The remaining bedrooms are served by a modern family bathroom, ensuring practicality for busy households.

A standout feature of the property is the larger-than-average enclosed rear garden, extending to approximately 50ft+ and arranged over three tiered sections. This substantial outdoor space offers excellent potential for families, outdoor entertaining, gardening enthusiasts, or future landscaping projects.

Externally, the property benefits from driveway parking to the front along with a single garage. Additional features include gas-fired central heating and double glazing throughout.

The property is conveniently located close to local neighbourhood shops and well-regarded schools, including Framwellgate Moor Primary School. Further amenities can be found at Arnison Retail Park, with comprehensive shopping, dining, and leisure facilities available in Durham City Centre, approximately three miles away. Excellent transport links are provided via the nearby A167, offering easy access north and south, making this an ideal location for commuters.

This superb home combines modern living, generous accommodation, and a highly convenient location — with the added benefit of an exceptional rear garden. Early viewing is highly recommended to fully appreciate the quality and space on offer.

Council Tax Band: D

Tenure: Freehold

Price: £265,000

Property Type: Semi-detached house

Build Size: 114 sq m

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

## External Front



## Entrance Hall



## Kitchen Diner

4.79m x 3.01m (15'8" x 9'10")

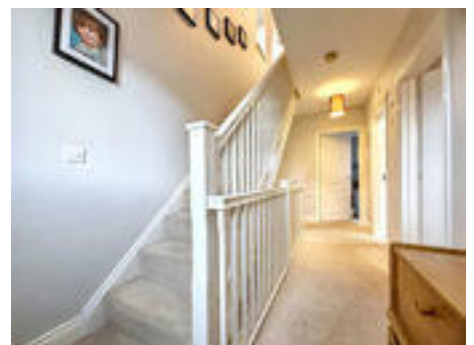


## Downstairs W/c



## FRIST FLOOR:

## Landing



## Lounge

4.78m x 3.08m (15'8" x 10'1")



## Family Bathroom



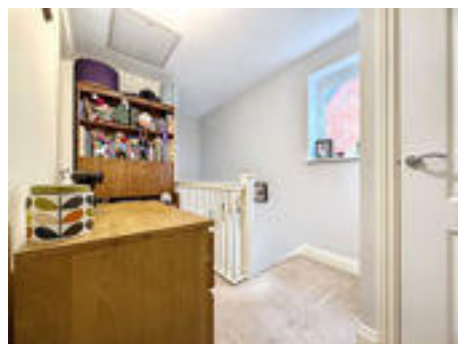
## Bedroom Three

2.84m x 2.57m (9'3" x 8'5")



## SECOND FLOOR:

### Top Landing



## Bedroom One

4.43m x 2.61m (14'6" x 8'6")



## En-suite



## Bedroom Two

3.41m x 2.58m (11'2" x 8'5")



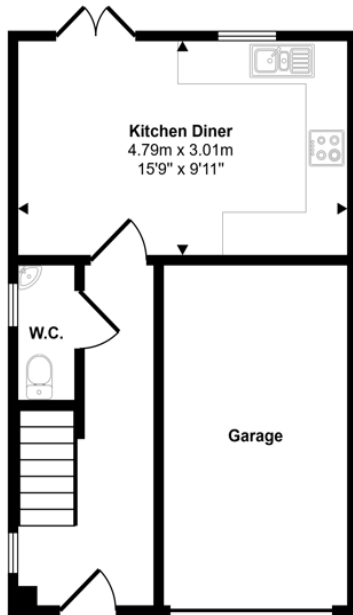
## Bedroom Four

## External Rear

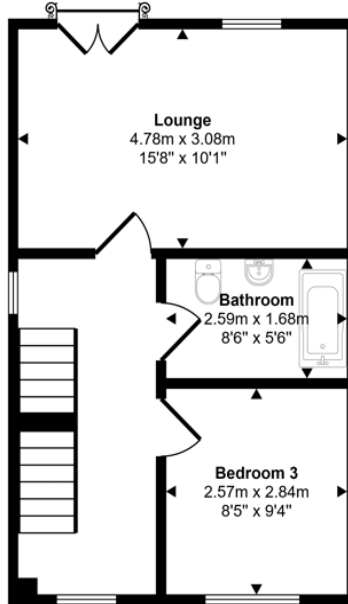
TBA



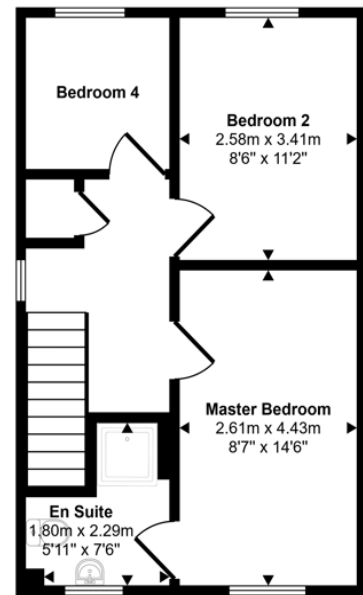
Approx Gross Internal Area  
113 sq m / 1221 sq ft



Ground Floor  
Approx 37 sq m / 403 sq ft



First Floor  
Approx 38 sq m / 406 sq ft



Second Floor  
Approx 38 sq m / 412 sq ft

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.

Harvey Avenue, Durham, Durham, DH1 5ZG

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/>**

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.

