



**7 The Avenue, Durham, DH6 4AD**

**Offers In The Region Of £74,950**

A three bedroom mid-terraced house occupying a convenient location close to the town centre. The property is in need of some updating provides spacious living accommodation which has gas central heating, is double glazed and has the benefit of a garage located nearby. Realistically priced we would recommend an early inspection.

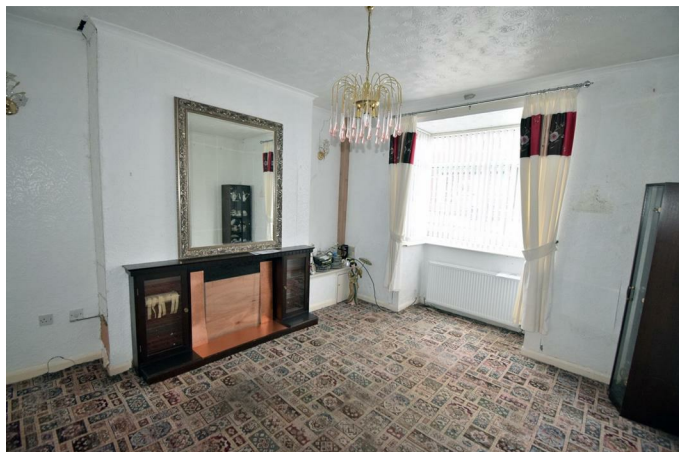


## Ground Floor

### Entrance Hall

Has UPVC entrance door.

### Lounge 13'2 x 12'9 (4.01m x 3.89m)



Has bay window and central heating radiator.

### Dining Room 16'2 x 13'6 (4.93m x 4.11m)



Has open staircase to first floor and central heating radiator.

### Kitchen 11'2 x 7'2 (3.40m x 2.18m)



Has range of wall and floor units, laminate work surfaces, plumbing for auto washer.

## Rear Vestibule



Has Upvc door opening on to double glazed porch with sliding patio doors opening on to rear courtyard.

## Bathroom



Has coloured suite comprising paneled bath, wash basin and WC .

## First Floor

### Landing

### Bedroom 1 13'3 x 9'4 (4.04m x 2.84m)



Has built in wardrobes and central heating radiator.

### Bedroom 2 13'6 x 9'9 (4.11m x 2.97m)



has central heating radiator.

### Bedroom 3



Has central heating radiator

### Outside

Has forecourt enclosed rear courtyard and garage plot located nearby at rear of the property.

### Disclaimer


N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.



Area Map



Energy Efficiency Graph

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

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