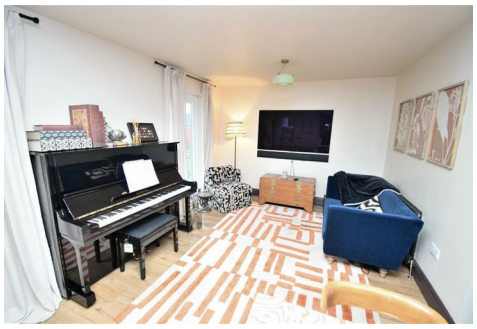
Peter Clark
Property Services Ltd.









2 Tunstall Avenue, Durham, DH6 5EE

£149,950

This impressive three bedroom semi detached house is offered with no onward chain. It has been much improved by the present owner and is maintained in immaculate decorative order throughout. Recent work includes a full rewire along with a new boiler and central heating system completed in 2025 and property is fully double glazed. It has an entrance hall with a downstairs WC and a well designed open plan lounge and kitchen fitted to a very high standard with built in appliances. French doors open onto a bright conservatory which works well as a second sitting room or home office. The first floor has three good sized bedrooms. There is also a family bathroom and ladder access to a loft which is partly boarded with a fixed window. Outside there is a front garden with off road parking and an enclosed rear garden with a large timber garden room. Terms for the garden room are available on request.

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Ground Floor

Entrance Vestibule
Has UPVC entrance door.

Downstairs Cloakroom



Has WC and hand wash basin in vanity unit.

Lounge/Kitchen (L shaped) 20'6" x 18'0" (6.27m x 5.49m)






An open plan living room/dining room and kitchen that has been fitted to a high standard and incorporates a range of wall and base units, central island with pendant light, laminate work surfaces and upstands, built in oven and hob with extractor canopy, composite sink unit with modern mixer tap, tiled splash backs, plumbing for automatic washing machine and tumble dryer, wood flooring, contemporary central heating radiator, ceiling spotlights, UPVC entrance door leading to the side of the property. Lounge area with contemporary central heating radiator and French doors leading out on to rear patio and a further set of French doors leading from the kitchen into the conservatory,

Conservatory 9'2 x 8'2 (2.79m x 2.49m)



Currently set up as a home office with French doors to the rear garden.

First Floor

Bedroom 1 11'4 x 10'10 (3.45m x 3.30m)




A spacious main bedroom which comfortably fits a king size bed, with central heating radiator.

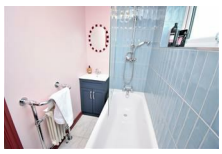
Bedroom 2 10'9 x 8'9 (3.28m x 2.67m)



A second double bedroom with central heating radiator.

Bedroom 3 8'8 x 7'6 (2.64m x 2.29m)





With central heating radiator.

Bathroom



Has white suite comprising: panel bath with mains shower over and glass shower screen, hand wash basin in vanity unit, WC, central heating radiator, part tiled walls and tiled floor.

Exterior




The front of the property has a garden area laid to lawn with driveway offering off road parking. To the rear of the property is a covered porchway, enclosed garden laid to lawn and large timber built garden room which is available via separate negotiation.

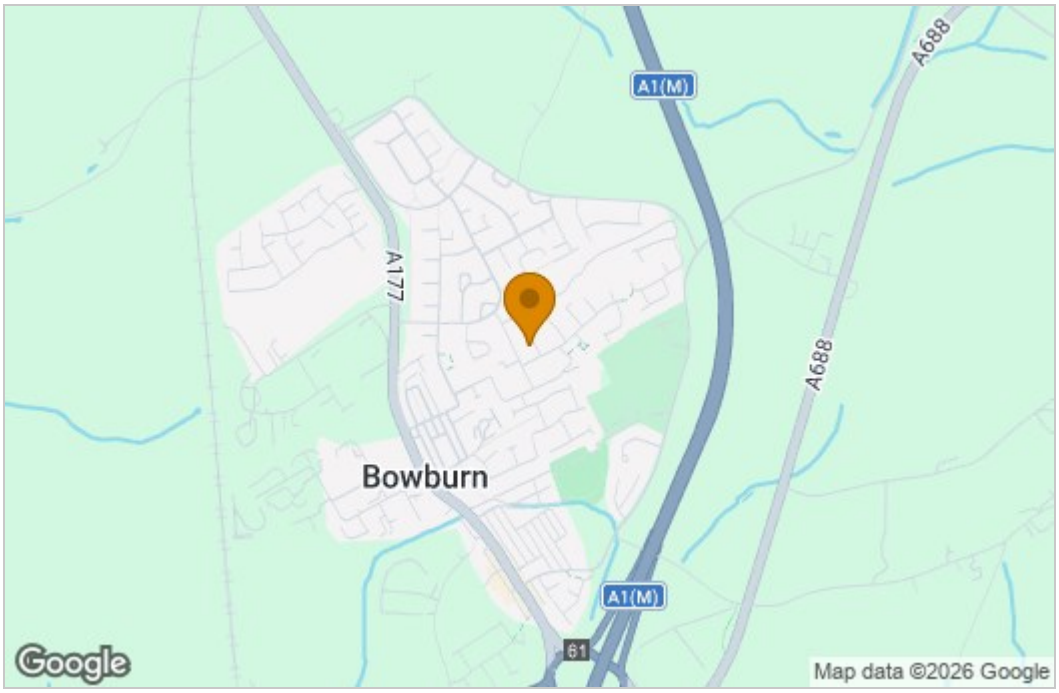
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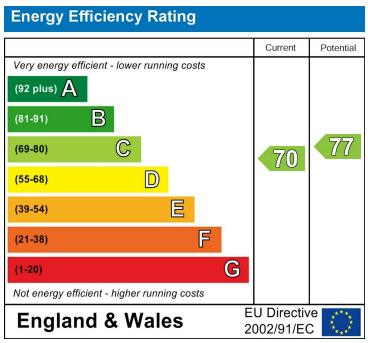
Floor Plan



Area Map



Energy Efficiency Graph



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