



Luke Terrace, Wheatley Hill, DH6 3RX  
3 Bed - House - Detached  
O.I.R.O £159,995

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## Luke Terrace Wheatley Hill, DH6 3RX

Superb Detached Home \*\* Remodelled & Spacious Floor Plan \*\* Large Rear Garden With Sunny Aspect \*\* Ideal Starter or Family Home \*\* Village Location / Outskirts of Durham \*\* Local Amenities & Good Road Links \*\* Double Driveway \*\* Modern Home \*\* Upvc Double Glazing & GCH \*\* Viewing Advised \*\*

The floor plan comprises; entrance hallway, cloak/WC, dining room or extra reception space, comfortable lounge, modern fitted kitchen diner with french doors to the rear garden. The first floor has three bedrooms and family bathroom/WC. Externally the property occupies a pleasant position with double driveway parking to the front and a large enclosed rear garden with sunny aspect and patio area.

Luke Terrace occupies a pleasant position within the village, where there are a range of local shops and amenities available. A more comprehensive range of shopping and recreational facilities and amenities are available within Durham City Centre which lies approximately 5 miles away. The property is also well placed for commuting purposes as it lies a short drive from the A(181) Highway which provides good road links to other regional centres.



















## GROUND FLOOR

### Entrance Hall

### Cloak/WC

### Dining or Extra Reception Room

14'1 x 11'9 (4.29m x 3.58m)

### Lounge

16'0 x 8'6 (4.88m x 2.59m)

### Kitchen Diner

14'1 x 9'2 (4.29m x 2.79m)

## FIRST FLOOR

### Bedroom

12'9 x 7'10 (3.89m x 2.39m)

### Bedroom

10'9 x 7'10 (3.28m x 2.39m)

### Bedroom

7'10 x 5'10 (2.39m x 1.78m)

### Bathroom/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

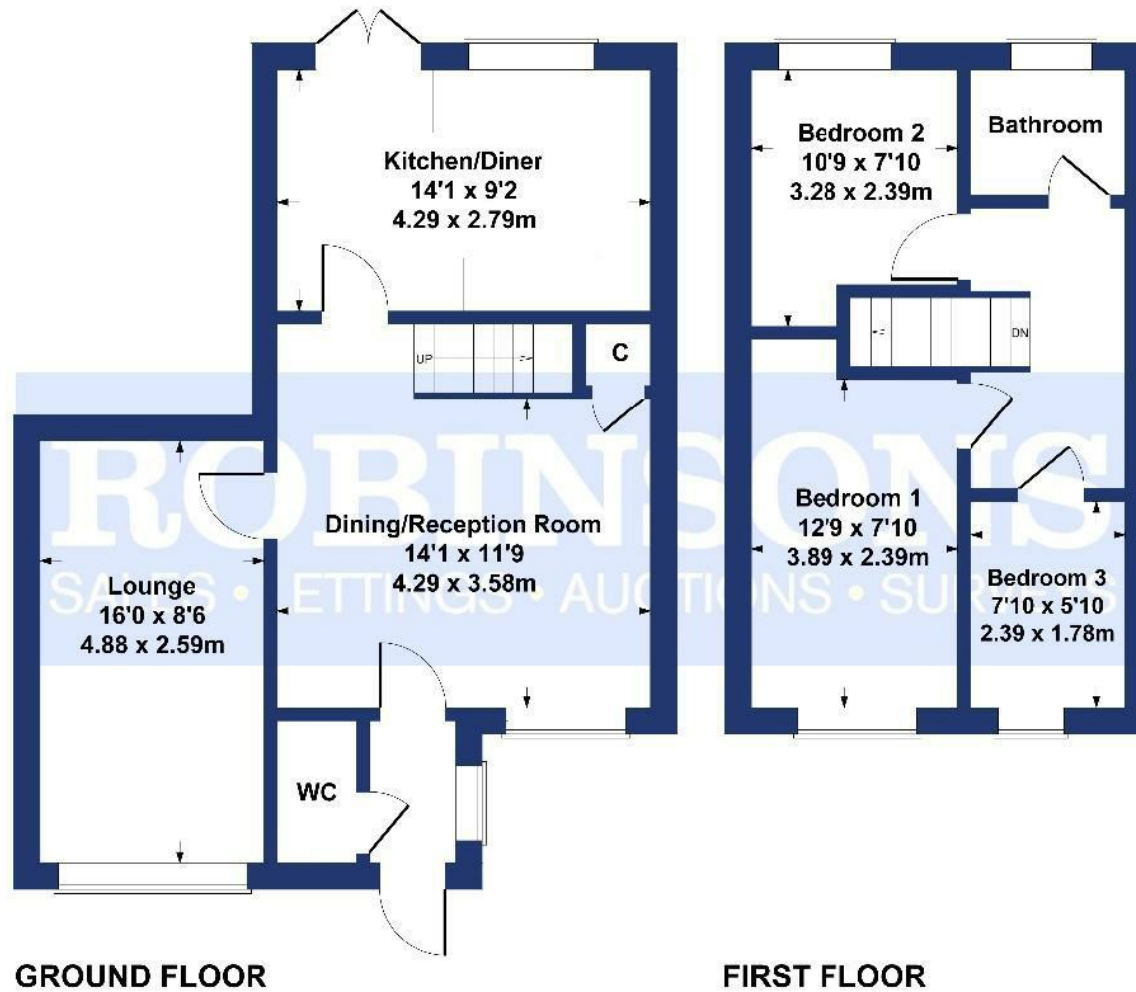
Council Tax: Durham County Council, Band B - Approx. £1801 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

# Luke Terrace

Approximate Gross Internal Area  
870 sq ft - 81 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		94
(81-81) B		
(69-80) C	79	
(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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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