









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  $\ensuremath{\mathsf{WC}}$  .

## **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.

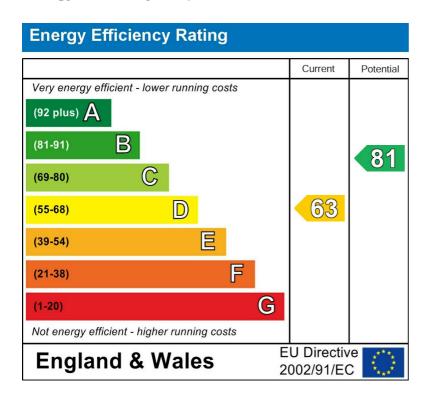
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## **Area Map**



## **Energy Efficiency Graph**



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