



## 2 bed terraced house to buy in

Luke Terrace, Wheatley Hill, Durham,  
Durham, DH6 3RY

# £84,995

 x 2
  x 1
  x 2

Tenure

**Freehold**

Size

**678 sq ft / 63 sq m**

Driveway parking

Garden

## Property features

- ✓ No onward chain
- ✓ Bigger than average corner plot
- ✓ Ideal starter home, family home or buy-to-let investment
- ✓ Potential rental income of approx. £650 PCM
- ✓ EPC Rating D

## Key Information

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

## Description

NO CHAIN | BIGGER THAN AVERAGE CORNER PLOT | IDEAL STARTER, FAMILY HOME OR BUY-TO-LET | POTENTIAL RENTAL INCOME £650 PCM

This well-presented property occupies a bigger than average corner plot, offering spacious and versatile accommodation along with excellent outdoor space. Ideal for first-time buyers, families or investors, the home is offered with no onward chain and represents a strong buy-to-let opportunity.

The ground floor briefly comprises a welcoming entrance hallway, a bright and comfortable lounge, and a stylish modern fitted kitchen/diner. There is also a useful breakfast room or study area, ideal for home working, along with a handy utility cupboard.

To the first floor are two well-proportioned double bedrooms and a contemporary family bathroom fitted with a modern suite and over-bath shower.

Externally, the property truly stands out, benefitting from a large side garden, an enclosed rear garden and a driveway to the front providing off-street parking. Additional features include uPVC double glazing and gas central heating via a combi boiler.

Situated on Luke Terrace in a pleasant village location on the outskirts of Durham, the property is conveniently placed for local shops and amenities. Durham City Centre is approximately 5 miles away, offering a wider range of shopping and leisure facilities. Excellent road links are available via the nearby A181, making this an ideal base for commuters.

Potential rental income of approximately £650 per calendar month.

Early viewing highly recommended.

Council Tax Band: A

Tenure: Freehold

Price: £84,995

Property Type: Terraced House

Build Size: 63 sq m

USPs: Garden, Chain free

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## External Front



## Entrance Hall



## Lounge

4.17m x 3.50m (13'8" x 11'5")



## Kitchen

3.48m x 2.08m (11'5" x 6'9")



## Dinina Area

2.47m x 1.51m (8'1" x 4'11")



## FIRST FLOOR:

## Landing



## Bedroom One

3.95m x 3.52m (12'11" x 11'6")



## Bedroom Two

2.42m x 2.70m (7'11" x 8'10")



## Family Bathroom



## External Rear



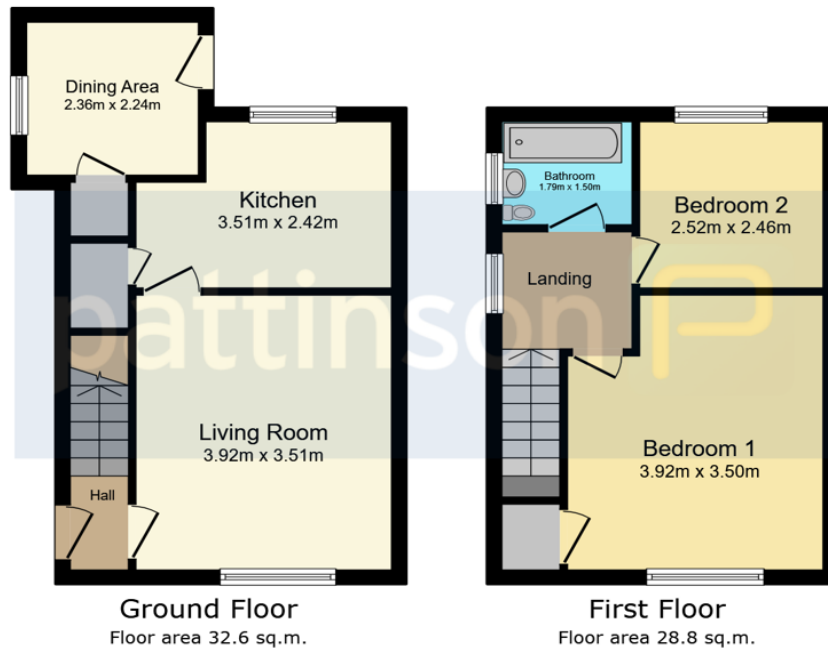
## External Side



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## Plot





Total floor area: 61.4 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Luke Terrace, Wheatley Hill, Durham, Durham, DH6 3RY

Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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