





- Freehold
- End of Terrace
- Dual Aspect Windows
- Two Double Bedrooms
- Spacious Living
- Council Tax Band *B*
- Popular Location
- Transport Links Nearby
- Off Street Parking
- No Upper Chain





** Video Tour on our YouTube Channel |
<https://youtu.be/eCAaweZI8Ts> **

Jan Forster Estates are delighted to welcome to the market DURHOLME; a spacious and well presented two bedroom, end of terrace property.

The property sits on both Mount Road and Avenue Road and must be viewed to appreciate the accommodation on offer. Close to excellent transport links and amenities, the property will appeal to a variety of buyers. Offered for sale with the benefit of no upper chain.

Internally the property briefly comprises to the ground floor; open plan family/dining room with feature wood burning stove and stairs to the first floor, lounge with dual aspect windows and a modern kitchen-diner with fitted wall and floor units. To the first floor there are two double bedrooms; both with dual aspect windows and there is a modern four piece family bathroom. The property further benefits from gas central heating and double glazing.

Externally there are gardens to the front and rear along with with block paving to the side offering off street parking. Further benefits to note include gas central heating, double glazing and a loft boarded for storage accessed via loft ladder.

Early viewings come highly recommended. For more information please call our Low Fell branch on 0191 487 0800.

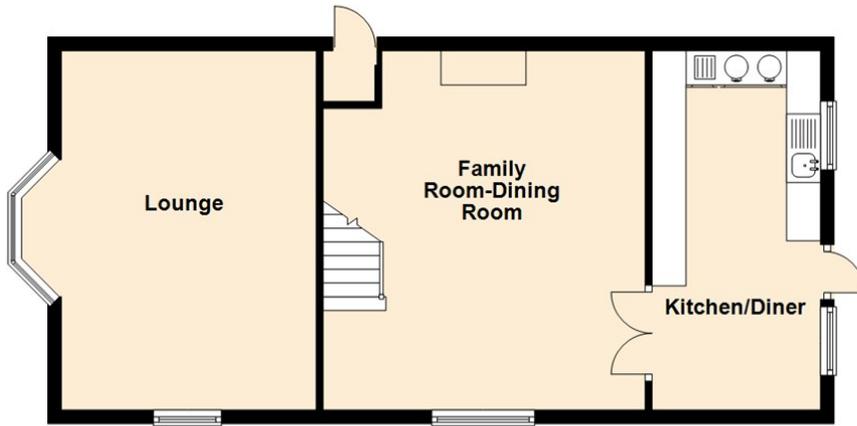
Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

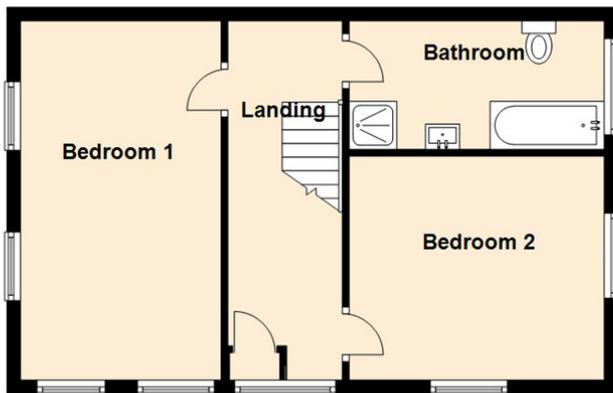
Council Tax band *B*



Ground Floor



First Floor



Lounge 12'2" x 17'1" (3.73 x 5.23)

Dining Room 15'7" x 16'11" (4.75 x 5.16)

Kitchen 7'10" x 16'4" (2.41 x 4.98)

Bedroom One 9'7" x 17'5" (2.93 x 5.33)

Bedroom Two 12'1" x 10'7" (3.70 x 3.23)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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