



## 2 bed terraced house to buy in

Rock Farm Mews, Wheatley Hill, Wheatley Hill, Durham, DH6 3NG

# £84,999

x2 x1 x1

Tenure

**Freehold**

## Property features

- ✓ Ideal First Purchase
- ✓ Stylish Karndean Ground Flooring
- ✓ Newly Fitted Stylish Kitchen
- ✓ Newly Fitted Shower Room
- ✓ EPC Rating C

Allocated parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

This fantastic two-bedroom, terraced home offers a deceptive layout with newly fitted, high quality finishes throughout.

Situated within the quaint village of Wheatley Hill, many local amenities surround the home such as local schools, shopping facilities, A19 north and south commuting links, and close proximity to Durham City.

Upon entry, you are greeted with the spacious, yet cozy reception and diner with stairs to the first floor and convenient downstairs cloakroom. Further to the kitchen at the rear, modern gloss wall & base units surround the space with integral dish washer & cooking facilities.

To the first floor, two well-proportioned doubled bedrooms, a newly fitted shower room of a three-piece suite and a walk-in storage cupboard with modern top grade combi-boiler.

Externally, to the rear, a low maintenance brick paved garden ideal for summer socialising. A further lawn upon entry to the home.

For parking, bays available at the rear of the home with rear garden gate entry.

This stunning home has undergone stylish and necessary refurbishments, making it your perfect next home.

Council Tax Band: B

Tenure: Freehold

Price: £84,999

Property Type: Terraced House

USPs: Garden

Parking: Allocated, On Street

Year built: 2006

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## Reception Room/ Diner

7.30m x 3.51m (23'11" x 11'6")

Entry to the home through UPVC door, UPVC frontal window, stylish Karndean flooring, stairs to the first floor, W/C and under-stair storage access and radiator.



## Kitchen

2.65m x 3.43m (8'8" x 11'3")

High gloss wall & base unit surround, integral electric hob with below oven, above extractor and aluminium backsplash, UPVC door to garden, UPVC window, spotlights and radiator.



## Cloakroom

2.22m x 1.90m (7'3" x 6'2")

Under-stair with wash basin and toilet.



## Master Bedroom

3.16m x 3.44m (10'4" x 11'3")

Double proportions with UPVC window & radiator.



## Second Bedroom

3.08m x 3.44m (10'1" x 11'3")

Double proportions with UPVC window & radiator.



## Shower Room

2.70m x 1.34m (8'10" x 4'4")

Newly fitted three-piece shower suite of mains-fed shower unit with tinted glass screening, twin wash basin with toilet and below storage, heated towel railing and surround panelling.



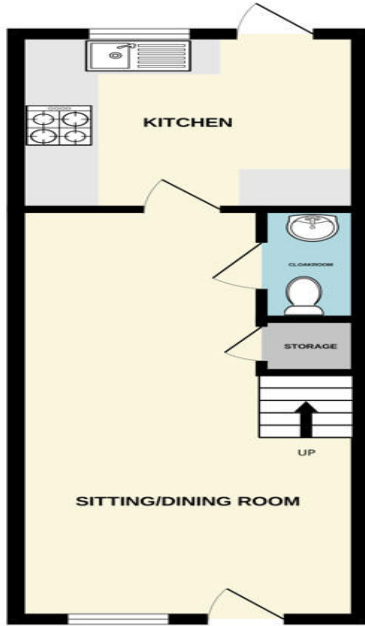
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## Garden

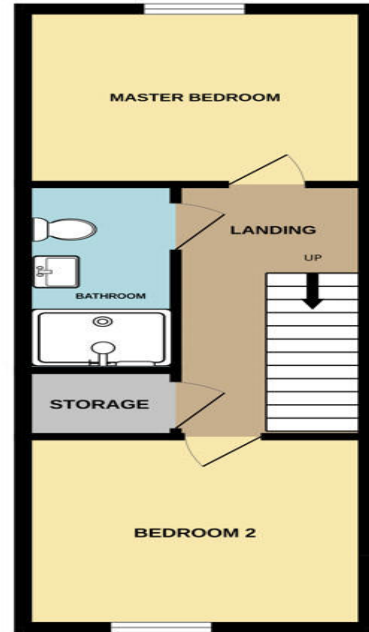
Situated at the rear of the home, the garden consists of block paving with rear access gate to parking



GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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