



## 3 bed semi-detached house to buy in DH6

Henderson Avenue, Wheatley Hill,  
Durham, Durham, DH6 3RZ

# £147,500

 x3  x2  x1

Tenure

**Freehold**

## Property features

- ✓ Three spacious double bedrooms
- ✓ South-west facing garden
- ✓ No onward chain
- ✓ Modern kitchen diner
- ✓ EPC Rating B

Driveway & Garage parking

Garden

## Key Information

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

## Description

Charming Three-Bedroom Semi-Detached Home – Wheatley Hill, Durham

Situated in the heart of the peaceful village of Wheatley Hill, this attractive three-bedroom semi-detached property offers spacious living accommodation, modern features, and excellent potential for comfortable family living.

The ground floor comprises a welcoming entrance hallway leading into a well-proportioned living room, ideal for relaxing or entertaining guests. The property also features a bright kitchen and dining area, creating a practical and sociable space for everyday living, along with the added convenience of a downstairs WC.

Upstairs, the home offers three generously sized double bedrooms, including a spacious master bedroom, along with a well-maintained family bathroom finished to a high standard. Each bedroom provides ample space and flexibility to suit a range of needs, whether for family members, guests, or a home office.

Externally, the property benefits from a resin driveway and garage, providing convenient off-street parking. The front garden is neatly presented with lawned area, while the rear garden is fully enclosed, decked and enjoys a desirable south-west facing aspect, allowing for plenty of natural sunlight throughout the afternoon and evening, making it an ideal space for relaxing or entertaining outdoors.

Additionally, the property is offered with no onward chain, making it an excellent opportunity for buyers seeking a smooth and straightforward purchase.

Located within easy reach of local amenities and transport links, the home offers a perfect balance between village charm and convenient access to nearby towns and the wider County Durham area.

Early viewing is highly recommended to fully appreciate the space, condition, and desirable location this property has to offer.

Council Tax Band: B

Tenure: Freehold

Price: £147,500

Property Type: Semi-detached house

USPs: Garden, Chain free

Parking: Driveway & Garage

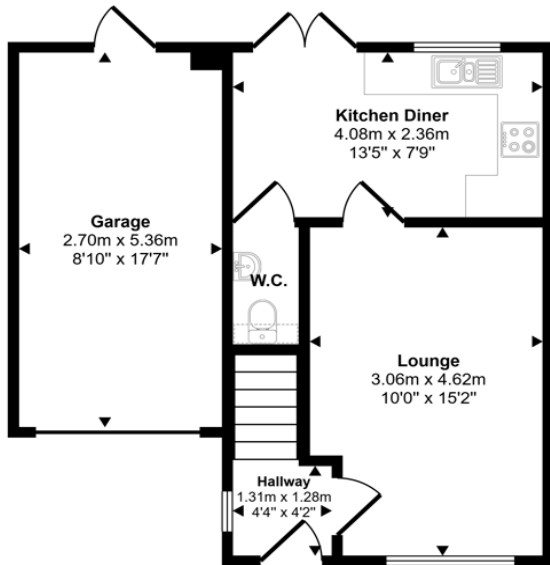
Heating: Gas

Electric: National Grid

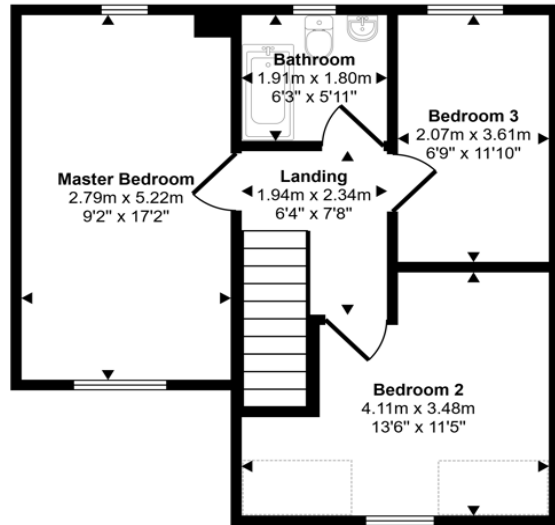
Water: Direct mains water

Sewerage: Standard UK domestic

Approx Gross Internal Area  
90 sq m / 965 sq ft



Ground Floor  
Approx 45 sq m / 481 sq ft



First Floor  
Approx 45 sq m / 485 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(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	

Henderson Avenue, Wheatley Hill, Durham, Durham, DH6 3RZ

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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