



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

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

# £130,000

 x 3  x 1  x 1

Tenure

Size

**Freehold**

**764 sq ft / 71 sq m**

## Property features

- ✓ Turn Key Ready
- ✓ Modern three-bedroom semi-detached home
- ✓ Open-plan kitchen and dining area
- ✓ Cloakroom/WC
- ✓ EPC Rating C

Driveway parking

Garden

## Key Information

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

## Description

Three-Bedroom Semi-Detached Home - TURN KEY READY - SOUTH WEST GARDEN - CLOAKS/W.C - LARGER DRIVEWAY

This beautifully presented modern three-bedroom semi-detached home is situated within a highly sought-after development in Wheatley Hill, offering stylish and comfortable living ideal for families, first-time buyers, and investors alike.

Designed with modern lifestyles in mind, the ground floor features a bright and welcoming lounge, creating a warm and inviting atmosphere. To the front, a stylish open-plan kitchen and dining area provides the perfect space for everyday family life and entertaining guests. A convenient ground floor cloakroom/WC further enhances the practicality of the layout.

Upstairs, the property offers three well-proportioned bedrooms, including two comfortable doubles, all filled with natural light. A contemporary family bathroom with shower over bath completes the first-floor accommodation.

Externally, the home benefits from a neat, low-maintenance front garden that enhances its kerb appeal. To the side, a generous driveway provides off-road parking for up to three vehicles. The enclosed south-westerly facing rear garden is a particular highlight, offering an excellent outdoor space ideal for relaxing, children's play, or summer entertaining.

The property further benefits from gas central heating, uPVC double glazing, and an impressive EPC rating of B, ensuring energy efficiency and comfort throughout.

Wheatley Hill is a popular and well-connected village offering a range of local shops and primary schools, along with convenient access to Durham City and the A19, making it ideal for commuters while still enjoying pleasant countryside surroundings.

This superb freehold home effortlessly combines style, practicality, and location. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Council Tax Band: B

Tenure: Freehold

Price: £130,000

Property Type: Semi-detached house

Build Size: 71 sq m

USPs: Garden

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## External Front

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### Entrance Hall



### Kitchen



### Dining Area



### Lounge



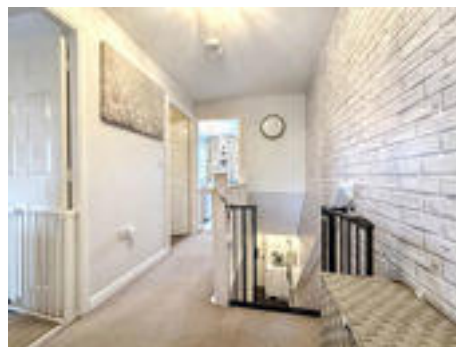
### Downstairs W/c



## FIRST FLOOR:

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### Landing



### Bedroom One



### Bedroom Two



### Bedroom Three



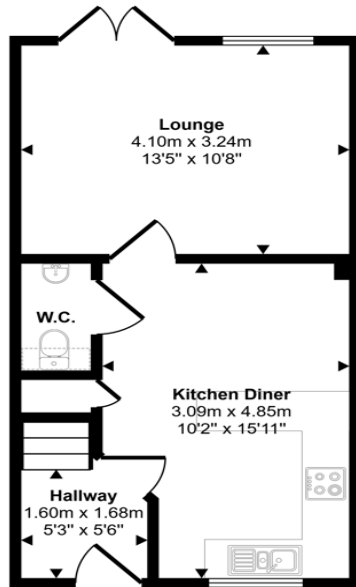
### Family Bathroom



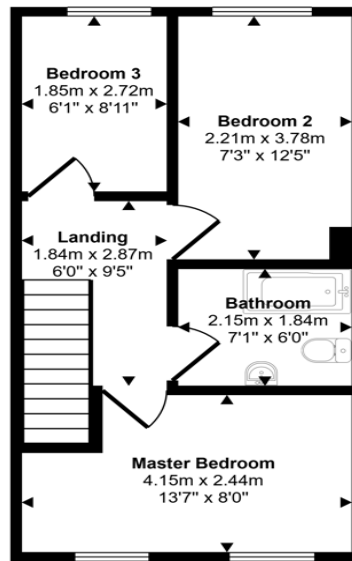
## External Rear



Approx Gross Internal Area  
69 sq m / 742 sq ft



**Ground Floor**  
Approx 34 sq m / 367 sq ft



**First Floor**  
Approx 35 sq m / 375 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>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	79	
(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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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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