

Springwell Road

Durham DH1 4LR

Asking Price £400,000

Venture
PROPERTIES









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- No chain involved
- EPC RATING - C
- Two spacious reception rooms
- Highly sought after location
- Three double bedrooms
- Large kitchen and breakfast room
- Lots of potential
- Generous garden
- Utility room and ground floor bathroom

A rarely available opportunity to purchase with no onward chain, this attractive semi detached house situated in the highly desirable location of North End. The property is ideal for those looking for a residential location within easy reach of Durham City and its wide range of amenities.

The spacious accommodation offers lots of potential and comprises of an entrance hall, living room with bay window and feature fireplace, a generous dining room, large kitchen with space for a breakfast table, useful utility room and ground floor bathroom/WC. To the first floor there are three double bedrooms, a modern shower room and separate WC. Externally the property is equally as impressive with large gardens, a garage and driveway for off street parking.

Springwell Road is conveniently situated within the well established North End area of Durham City, which has for many years proved to be extremely popular in demand. It is within walking distance of the city centre with its comprehensive range of shopping and recreational facilities and amenities, as well as the bus and railway stations. North End also falls within the catchment areas for the well respected Durham Johnston School and St Leonards Roman Catholic School. Conveniently situated for commuting purposes lying close to the A167 Highway there are good road links to other regional centres.

GROUND FLOOR

Entrance Hall
Welcoming entrance hallway with stairs leading to the first floor, a radiator and understairs cupboard. There is also a further larger cupboard with vanity unit and sink.

Living Room
16'0" x 12'5" (4.90 x 3.79)
Having a UPVC double glazed bay window to the front, a feature fireplace housing a gas fire, coving, a picture rail, radiator and double doors to the dining room.

Dining Room
13'10" x 12'4" max (4.24 x 3.78 max)
A further spacious reception room with UPVC double glazed window to the rear, coving, picture rail and radiator.

Kitchen/Breakfast Room
21'2" x 11'3" reducing to 10'0" (6.47 x 3.45 reducing to 3.05)
Fitted with a comprehensive range of units having contrasting work surfaces incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and gas hob with extractor over and plumbing for a washing machine. Further features include patio doors opening to the rear garden, a UPVC double glazed window, two radiators, a pantry cupboard and further storage cupboard.

Utility Room
10'2" x 9'11" (3.11 x 3.03)
Comprising of a range of floor units with contrasting worktops incorporating a stainless steel sink and drainer unit. Having plumbing for a washing machine, a fridge/freezer space, tiled flooring, a radiator, two UPVC double glazed windows, recessed spotlighting, an internal door to the garage and external door to the rear garden.

Bathroom/WC
12'3" x 5'5" (3.75 x 1.67)
Comprising of a panelled bath with mains fed shower over, pedestal wash basin, WC, fully tiled walls and flooring, a heated towel rail, recessed spotlighting, an extractor fan and UPVC double glazed window to the front.

FIRST FLOOR

Landing
Having a UPVC double glazed opaque window to the side and loft hatch which has retractable ladder access and is boarded for storage.

Bedroom One
15'8" x 12'4" (4.78 x 3.78)
Lovely master bedroom with a UPVC double glazed bay window to the front, two built in wardrobes, coving, picture rail and radiator.

Bedroom Two
13'10" x 12'4" (4.24 x 3.78)
Generous double bedroom with a UPVC double glazed window to the rear, built in storage, coving, picture rail and radiator.

Bedroom Three
10'2" x 8'8" (3.10 x 2.66)
Further double bedroom with a UPVC double glazed window to the rear, coving and a radiator.

Shower Room
8'4" x 7'4" (2.56 x 2.25)
Modern refitted walk-in cubicle with mains fed shower, wash basin set to a vanity unit, a heated towel rail, recessed spotlighting, an extractor fan, storage cupboard and UPVC double glazed opaque window to the front.

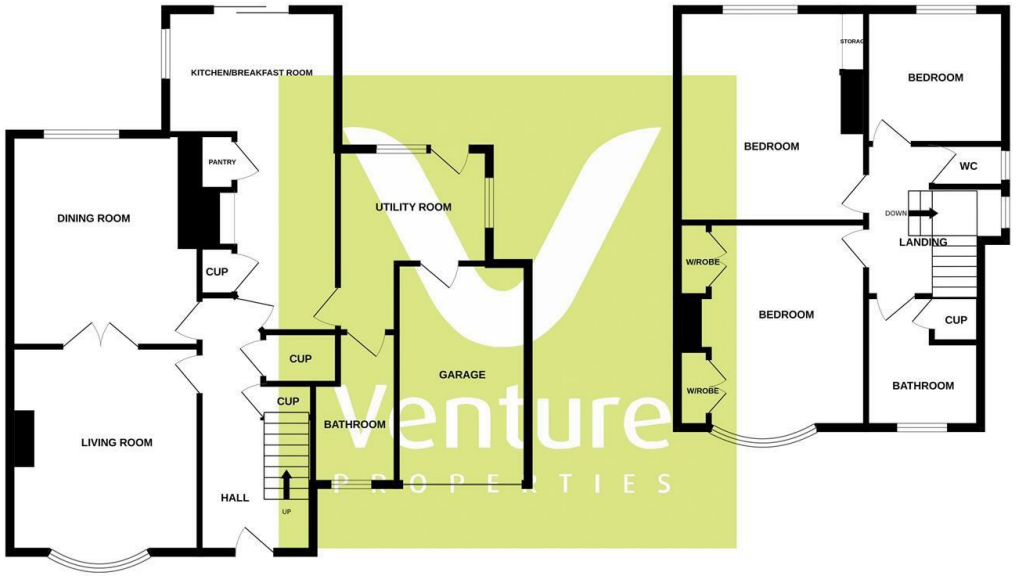
WC
Comprising of a WC and UPVC double glazed opaque window to the side.

EXTERNAL
To the front of the property is a hedge enclosed garden with driveway for off street parking, whilst to the rear is a generous and mature garden with lawn, patio area and well stocked borders.

Garage
14'6" x 8'6" (4.43 x 2.61)
Having stable style doors, wall mounted combi gas central heating boiler and a door to the utility room.

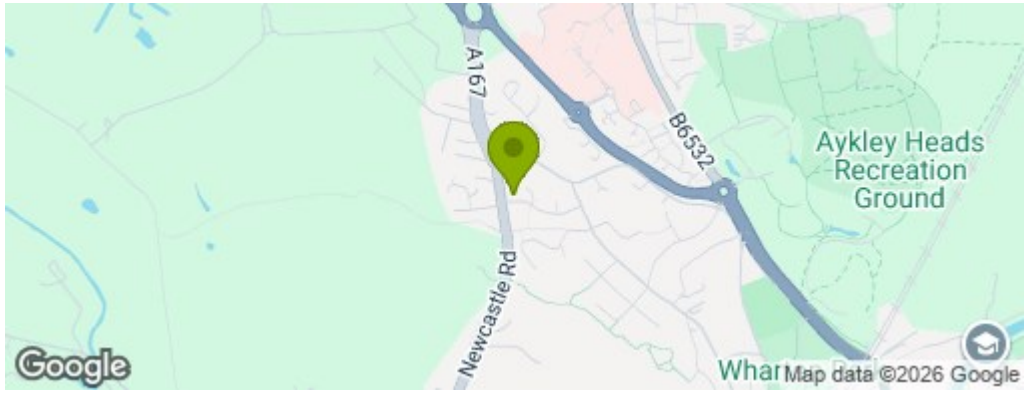
GROUND FLOOR

FIRST FLOOR



Venture PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Property Information

0191 3729797

1 Whitfield House, Durham, County Durham, DH7 8XL
durham@venturepropertiesuk.com