

# Boste Crescent

Durham DH1 5US

£300,000

Venture PROPERTIES



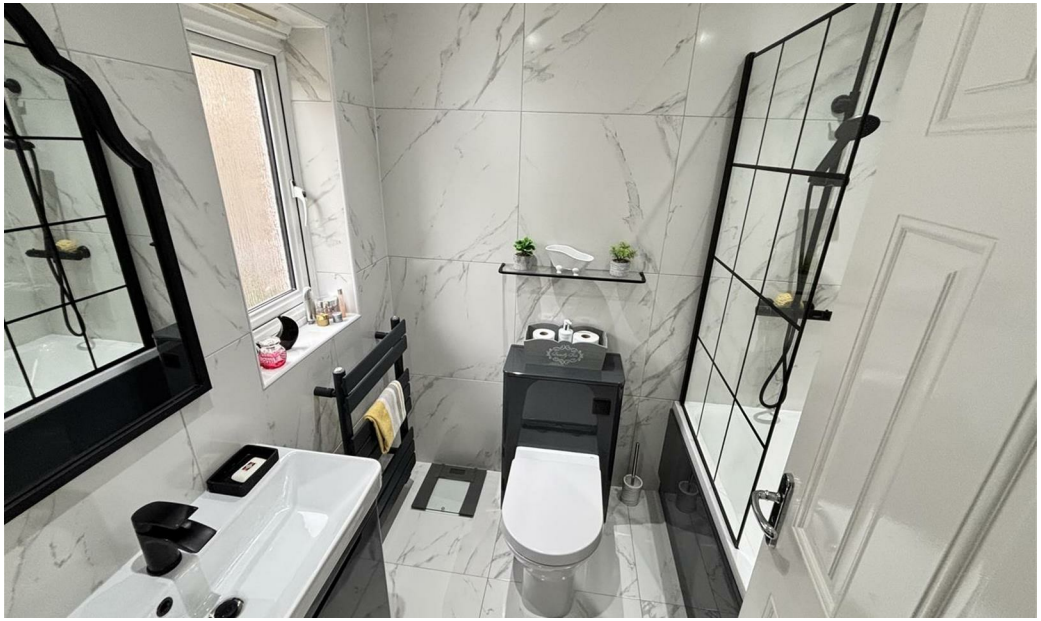


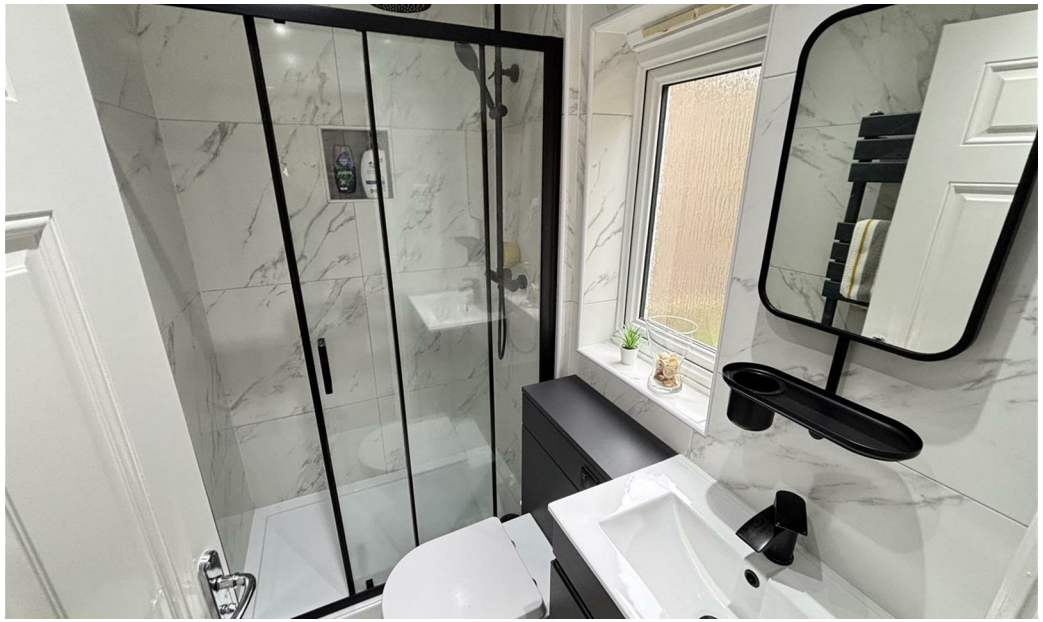


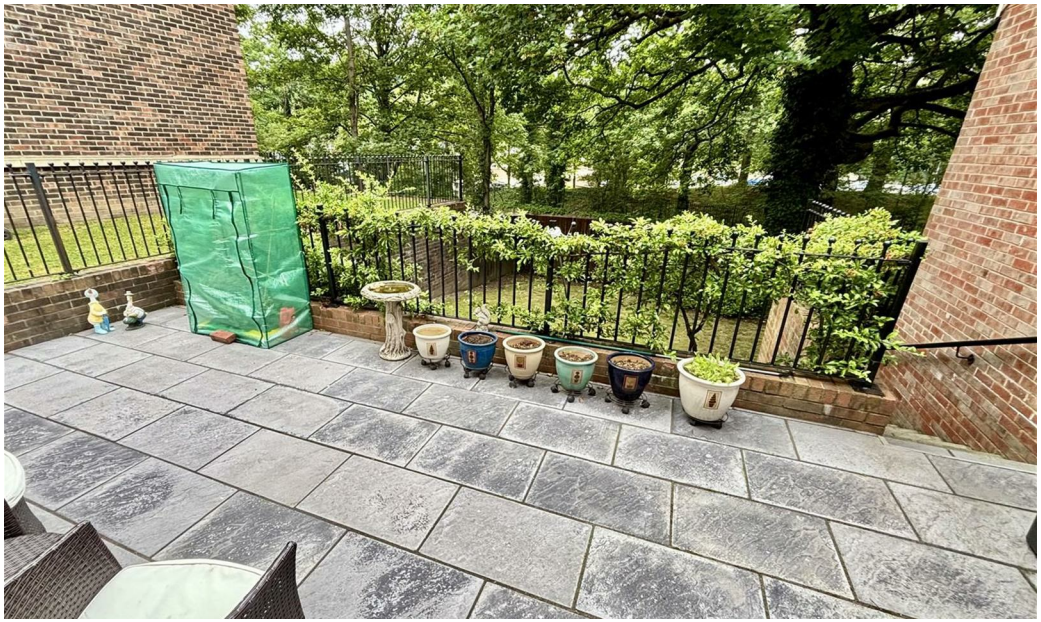


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# Boste Crescent

## Durham DH1 5US




- Much sought after location
- EPC RATING - C
- Modern refitted bathroom, ensuite & WC
- Walking distance to the city and train station
- Greatly improved by the current owners
- Recently landscaped garden
- Close to the University Hospital
- Remodelled and refitted kitchen
- Boiler installed 18 months ago

Guide price £300,000 - £310,000.

Venture Properties are delighted to offer for sale this stunning detached house which offers a perfect blend of modern living and convenience. Situated within walking distance to the city centre and train station, as well as the University Hospital, this home is ideally located for easy access to amenities, shops and transport links.

The only property of this design on the development, the unique design includes three well proportioned bedrooms, making it ideal for couples and growing families. The heart of the home is undoubtedly the beautifully remodelled and refitted kitchen, which is both stylish and functional, making it a joy to cook and gather with loved ones. The house also features two stylish refitted bathrooms, including a luxurious ensuite, along with a useful refitted ground floor WC. Externally the rear garden has been landscaped with a recently laid patio area extending the entertaining space. There is also a detached garage and double length driveway.

With an updated heating system installed just 18 months ago, this property is not only aesthetically pleasing but should prove energy-efficient. This home is a true gem in Durham, combining modern comforts with a prime location. Don't miss the opportunity to make it your new home.

### GROUND FLOOR

#### Hall
Welcoming entrance hallway with staircase leading to the first floor, tiled flooring and radiator.

#### Living Room
16'0" x 10'0" ext to 12'4" (4.88 x 3.05 ext to 3.78)
Spacious reception room with a UPVC double glazed bay window, further UPVC double glazed window and radiator.

#### Open Plan Kitchen and Dining Room
16'0" x 9'6" (4.88 x 2.92)
The owners have remodelled the original layout to create this impressive open plan kitchen and dining room which is perfect for modern living and entertaining.

The kitchen has been refitted to a high standard with a comprehensive range of units having granite worktops incorporating a sink and drainer unit with mixer tap, a built in double oven and hob with extractor over, as well as an integrated fridge, freezer and washing machine. Further features include UPVC double glazed french doors to the rear garden, two further UPVC double glazed windows, tiled flooring, a radiator and recessed spotlighting.

#### Lobby

#### Cloakroom/WC
5'11" x 2'11" (1.81 x 0.91)
Refitted with a WC, hand wash basin set to a vanity unit, heated towel rail and UPVC double glazed opaque window.

### FIRST FLOOR

#### Landing
With a UPVC double glazed window and radiator.

#### Bedroom One
13'1" x 9'1" (3.99 x 2.77)
Generous double bedroom with UPVC double glazed window, fitted wardrobes and a radiator.

#### Ensuite
6'1" x 4'0" (1.87 x 1.22)
Luxurious refitted shower room comprising of a cubicle with mains fed shower over, hand wash basin set to a vanity unit, WC, tiled flooring and splashbacks, a heated towel rail, recessed spotlighting, extractor fan and UPVC double glazed opaque window.

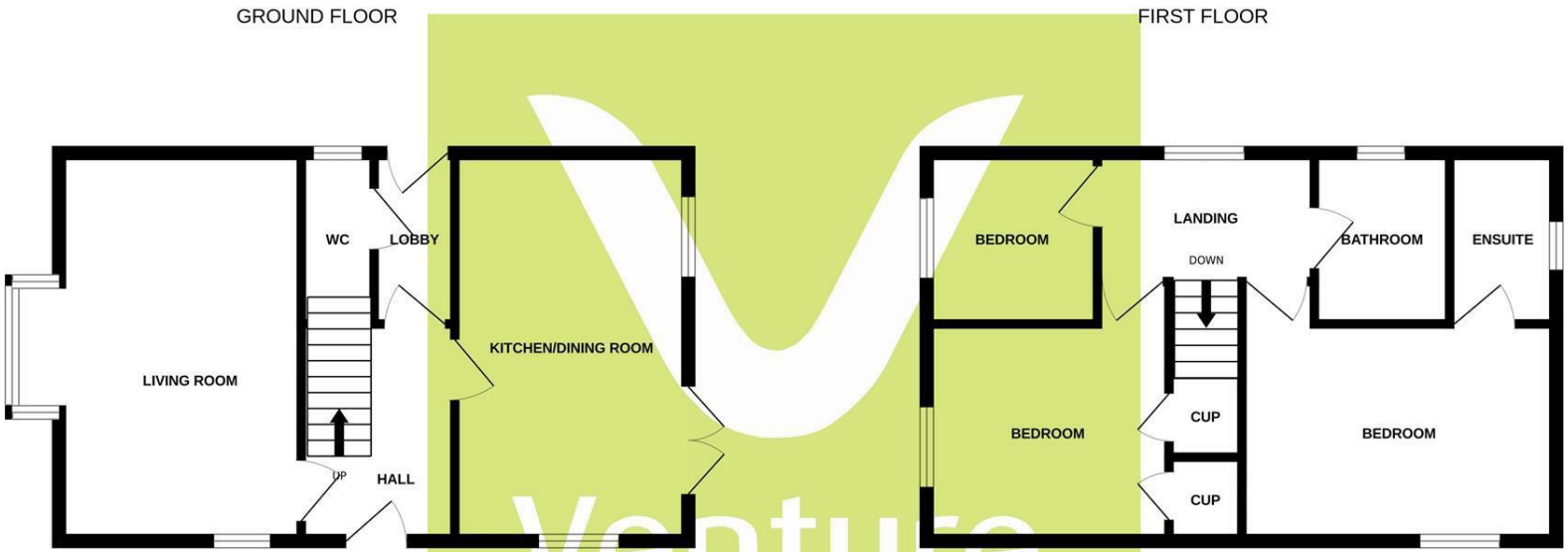
#### Bedroom Two
10'2" x 9'1" (3.10 x 2.77)
Double bedroom with two UPVC double glazed windows, two storage cupboards, one of which houses the combi gas central heating boiler which was fitted approximately 18 months ago and a radiator.

#### Bedroom Three
6'11" x 6'8" (2.13 x 2.05)
Further well proportioned bedroom with a UPVC double glazed window and radiator.

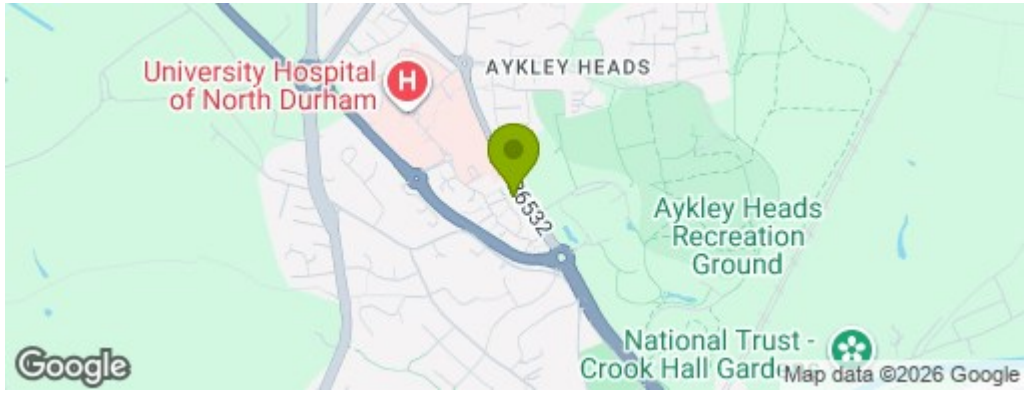
#### Family Bathroom
6'9" x 5'6" (2.06 x 1.70)
Stylish refitted bathroom comprising of a bath with mains fed shower over, hand wash basin set to a vanity unit, WC, tiled flooring and splashbacks, a heated towel rail, recessed spotlighting, extractor fan and UPVC double glazed opaque window.

### EXTERNAL
To the front of the property is a lawned garden and double length driveway for off street parking and leading to the garage. At the rear is a landscaped garden with recently laid patio area, a lawn, side access and good water tap.

#### Garage
Detached single garage with up and over door, power, security light and lighting.




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

Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Check via OFCOM website.
Mobile Signal/coverage: We recommend contacting your service provider for further information.
Council Tax: Durham County Council, Band: D Annual price: £2622 (Maximum 2026)
Energy Performance Certificate Grade C
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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