



**Jack Lawson Terrace, Wheatley Hill, DH6
3RT
3 Bed - House - Semi-Detached
O.I.R.O £79,950**

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INVESTMENT PROPERTY / SOLD WITH TENANT £415PCM
** WELL PRESENTED ** VILLAGE LOCATION / OUTSKIRTS
OF DURHAM ** DOUBLE GLAZING & GCH VIA COMBI **
GOOD SIZE REAR GARDEN ** EARLY VIEWING ADVISED **

Briefly comprising; entrance, comfortable lounge, kitchen diner, bathroom, WC. The first floor has three bedrooms. Externally the property has a good sized rear garden, and front garden with potential for parking.

Jack Lawson Terrace occupies a pleasant position within the village, where there are a range of local shops and amenities available. A more comprehensive range of shopping and recreational facilities and amenities are available within Durham City Centre which lies approximately 5 miles away. The property is also well placed for commuting purposes as it lies a short drive from the A(181) Highway which provides good road links to other regional centres.

Entrance

Lounge

13'3 x 12'5 (4.04m x 3.78m)

Kitchen Diner

12'10 x 12'6 (3.91m x 3.81m)

Bathroom

5'11 x 5'0 (1.80m x 1.52m)

WC

First Floor

Bedroom

18'11 x 9'4 (5.77m x 2.84m)

Bedroom

9'2 x 8'2 (2.79m x 2.49m)

Bedroom

9'11 x 6'1 (3.02m x 1.85m)

Tenure - Freehold

Council Tax Band A - Approx. £1426 PA



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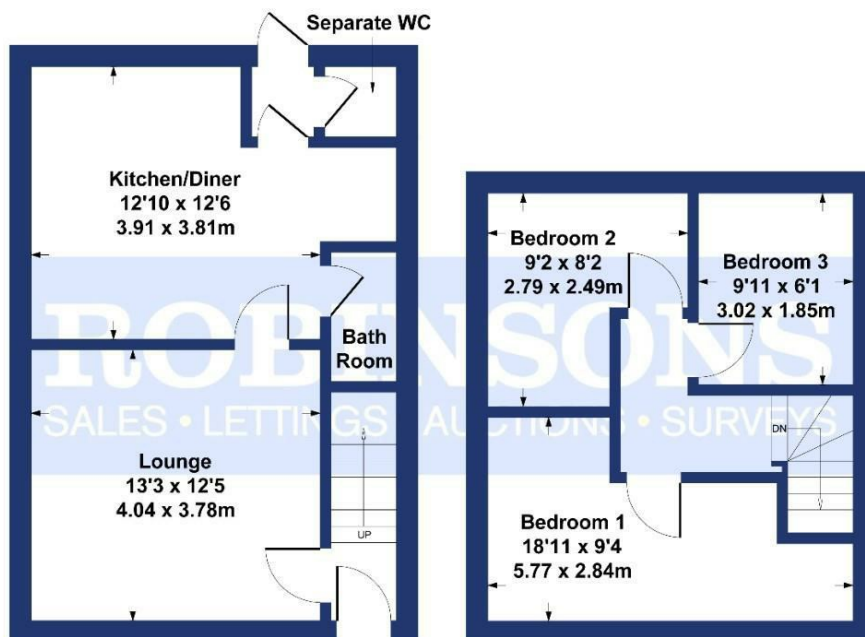
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Jack Lawson Terrace

Approximate Gross Internal Area
754 sq ft - 70 sq m



1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 386 2777 | info@robinsonsdurham.co.uk
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-91kWh A			
91-81kWh B			
81-65kWh C			
65-55kWh D			
55-45kWh E			
45-35kWh F			
35-20kWh G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
105-91kWh A			
91-81kWh B			
81-65kWh C			
65-55kWh D			
55-45kWh E			
45-35kWh F			
35-20kWh G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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