



18 Illingworth Grove, Durham DH1 3BL



PROPERTY DESCRIPTION

Situated within the heart of the City of Durham, this well presented three bedroom home benefits from one of the largest garden plots on the estate. Situated just off Old Elvet the location offers access to all the World Heritage city has to offer, including a cathedral, castle, riverside walks, restaurants, theatres, cafes and shops.

The accommodation briefly comprises of; entrance hall with storage cupboard, stairs leading to first floor, cloaks/wc, open plan kitchen with a range of wall and base cabinets with contrasting work surfaces, integrated oven, gas hob, fridge, freezer and dish washer, French doors to rear landscaped garden, and lounge with dual French doors with Juliett balconies to each.

The second floor comprises of three bedrooms; one main bedroom with fully tiled en-suite shower cubicle, wash basin and wc, two further bedrooms to the rear aspect, and a fully tiled house bathroom with bath with shower fitting over, wash basin and wc.

Externally there is a beautiful south west landscaped garden with outside cold water tap. Side steps from the garden provide access to the front drive providing off-street parking and access to the garage which has power and lighting.

An ideal property for a first-time-buyer, growing family or investment being positioned close to many of the main University campus' buildings.

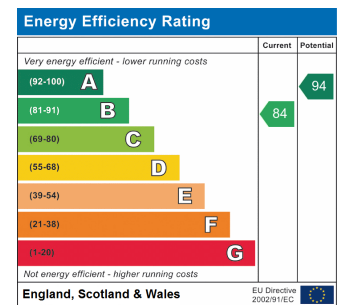
Viewing Arrangements

Available most weekends by appointment.

FEATURES



ROOM DESCRIPTIONS



FLOORPLAN

