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**25 Richardby Crescent, Durham, DH1 3TY**

**£799,950**

One of the finest looking homes on Mount Oswald, this Freehold, Georgian style, double fronted property is set in one of the most desirable locations, overlooking 'the green', a communal open space where neighbouring children come to play together. Briefly comprising five bedrooms, three bathrooms, three reception rooms, a large kitchen/diner/family space, a utility room and a ground floor wc. Externally, there is a front and a south facing, private rear garden, with a huge patio. The driveway leads to a double garage. Mount Oswald is located just south of Durham City centre, with its old streets, great restaurants and market place, as well as an East Coast Mainline Railway Station. A walk by the River Wear is even nearer, as is the open countryside that surrounds the City. There are great schools nearby, including Durham Johnston, Durham School, The Choristers School and Durham High School for Girls, which is only a few hundred metres away. Arrange a viewing to fully appreciate what is on offer. Council Tax Band G. In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of Staff.



## GROUND FLOOR

### Entrance Hallway



Upon entering the hallway, you find yourself facing a stunning central staircase, with a gallery landing above. Doors lead to all principal rooms. There is Amtico flooring, which flows into some of the other rooms. A useful cupboard also houses the burglar alarm controls and the main fuse board.

### The Staircase



### Study

13'7" x 9'10" (4.15 x 3.00)



This room is ideal for a home worker or student. Two windows to the front elevation. Amtico flooring.

### Dining Room / Sitting Room

9'6" x 14'7" (2.90 x 4.45)



Ideal dining room, but currently used as a sitting room. Two windows to the front elevation. Carpeted floor.

### Lounge

17'9" x 15'5" (5.42 x 4.70)



This spacious and light room is complemented by log effect gas fire, set in a marble fire surround and hearth. For entertainment, there is a media panel, satellite tv and high speed fibre optic broadband. There is a window to the side elevation and double patio doors leading directly onto the patio. There are two ceiling light pendants and a carpeted floor.

### Cloakroom

5'2" x 3'9" (1.58 x 1.16)



Close coupled wc and wash-hand basin. Amtico flooring.



**Kitchen / Diner / Family**  
23'4" x 12'2" (7.13 x 3.71)



Set across the back of the house, with views over the garden, this large space caters well for cooking, dining and family time. The kitchen is fitted with a range of wall and floor mounted cabinets, housing integrated fridge and freezer, microwave, double electric oven and a dishwasher, as well as a stainless steel sink with mixer tap. The worktop and return of is granite, which houses an integrated five burner gas hob, which is separated from the stainless steel extractor fan above by a glass splashback. The cabinet doors and drawers are handleless, with a soft close. The breakfast bar area also houses an integrated wine cooler. There is wall mounting for a television. A large cupboard provides great extra storage space. Amitoc flooring. There are two windows to the rear elevation as well a double patio doors leading directly onto the patio.

**Kitchen**



**Diner**



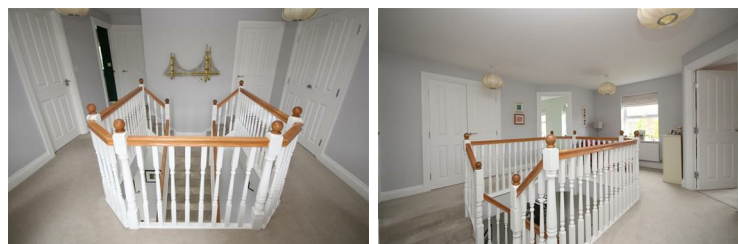
**Utility Room**  
8'6" x 5'7" (2.61 x 1.72)



A range of wall and floor mounted cabinets provide storage, plumbing and space for a washing machine and a tumble dryer. One cupboard house the combi boiler. There is a stainless steel sink with mixer tap. Amitco flooring. A door leads outside.

**FIRST FLOOR**

**Landing**



The gallery landing has doors leading to all principal rooms. The landing is spacious and provides ample room for a bookcase and a chair, to sit and enjoy a view that looks out over an open green space, where local children play. Double doors give access to an airing cupboard, which houses the cylinder. There is a hatch giving access to the well insulated loft.

## View



## Master Bedroom

11'6" x 12'9" (3.52 x 3.90)



This stylishly decorated double bedroom benefits from a tv point and has two windows to the rear elevation, which look out at the large green trees surrounding the south facing garden. The room opens out into the dressing room beyond and a door leads into the en-suite bathroom.

## Dressing Room

10'2" x 6'8" (3.10 x 2.05)



There is a full wall length fitted wardrobe with mirror fronted doors and both shelving and hanging space. There is a window to the rear elevation.

## En-Suite

9'6" x 8'2" (2.91 x 2.50)



This large room has a tiled floor and part-tiled walls. There is a fitted suite comprising of a panel bath with central mixer tap, a close coupled wc and two wash-hand basins with two wall-mounted, lit, mirror-fronted cabinets. There is a fully tiled double length shower, with a large overhead rain shower. There is a chrome, heated towel rail as well as a window to the side elevation.

## Bedroom 2

12'4" x 12'1" (3.77 x 3.69)



Double bedroom with wall mounting for a tv. Two windows to the rear elevation, overlook the garden. A door leads to the en-suite shower room.



### En-Suite

4'6" x 7'10" (1.38 x 2.40)



A tiled floor and part-tiled walls. There is a fitted suite comprising of a close-coupled wc and a wash-hand basin, with a wall-mounted, mirror-fronted cabinet. A fully tiled double length shower is mains fed. There is a chrome, heated towel rail and a window to the side elevation.

### Bedroom 5

7'7" x 11'5" (2.32 x 3.49)



Single bedroom with a fitted wardrobe. A window to the rear elevation, overlooks the garden.

### Family Bathroom

8'6" x 6'3" (2.60 x 1.91)



Tiled floor and part-tiled walls. There is a fitted suite comprising of a panel bath with central mixer tap, a close coupled wc and a wash-hand basin with a wall-mounted, mirror-fronted cabinet. A fully tiled shower is mains fed. There is a chrome, heated towel rail.

### Bedroom 3

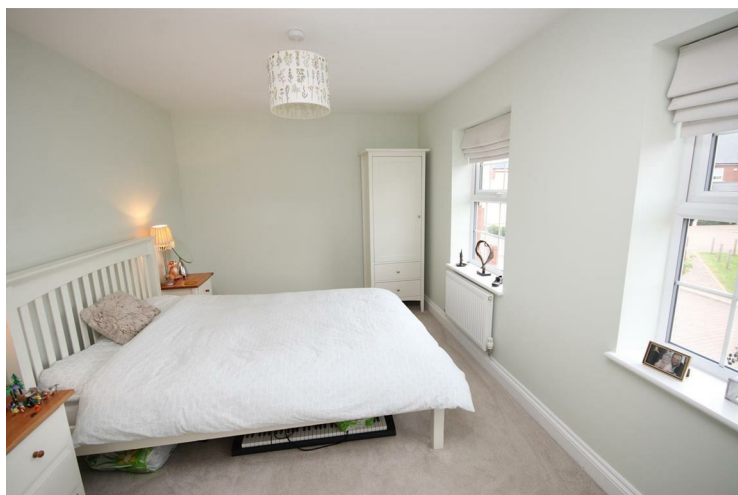
9'1" x 15'7" (2.79 x 4.75)



Double bedroom with wall mounting for a tv. Two windows to the front elevation, overlook the green.

### Bedroom 4

9'1" x 14'6" (2.79 x 4.43)



Double bedroom, with two windows to the front elevation, overlook the green.

### EXTERIOR

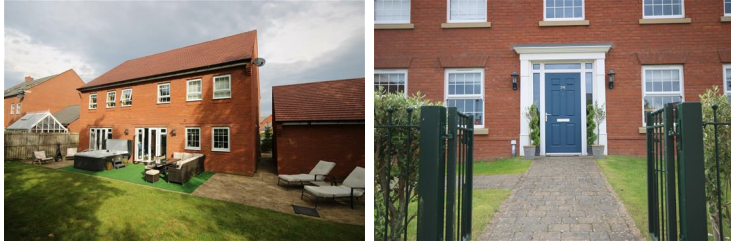
To the front, there is a detached double garage with two electric up-and-over doors and a side pedestrian door. There is power and lighting inside and the rafters are part-boarded. In front of the garage is a block paved driveway with ample parking for two cars. A block paved footpath from the driveway joins another path leading from the front gate to the front door, which is flanked by two Victorian style PIR lights.

The front garden is laid to lawn, except for a young tree and a feature rockery containing an all-year-round Christmas tree. A green metal railing fence, encloses a hedge that surrounds the front garden, which overlooks an open green space.

The rear is accessed via a gate and a paved side passage between the house and the garage. This leads onto a paved patio that runs the full width of the plot and down both the side of the house and the garage. This provides extra storage space for wheelie bins, furniture etc. There are three double waterproof electric sockets and two taps as well as two Victorian style

PIR lights. The rest of the south facing garden is laid to lawn and is surrounded by wood fencing on all sides. This garden is very private, due to the large number of high trees in neighbouring plots, that surround the perimeter.

### House

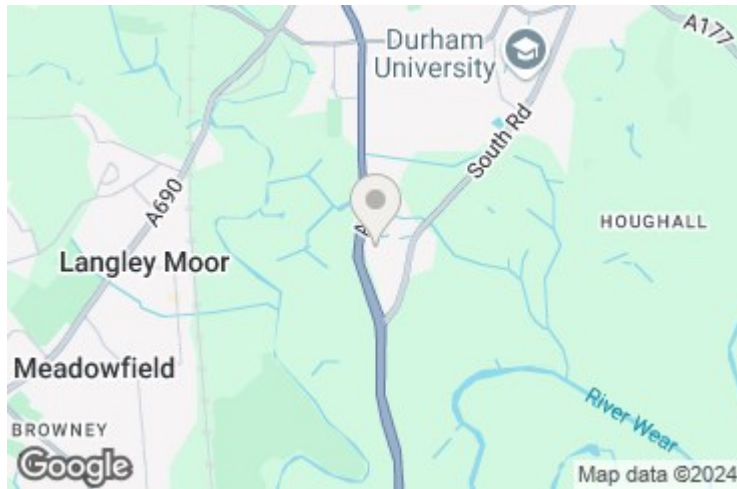


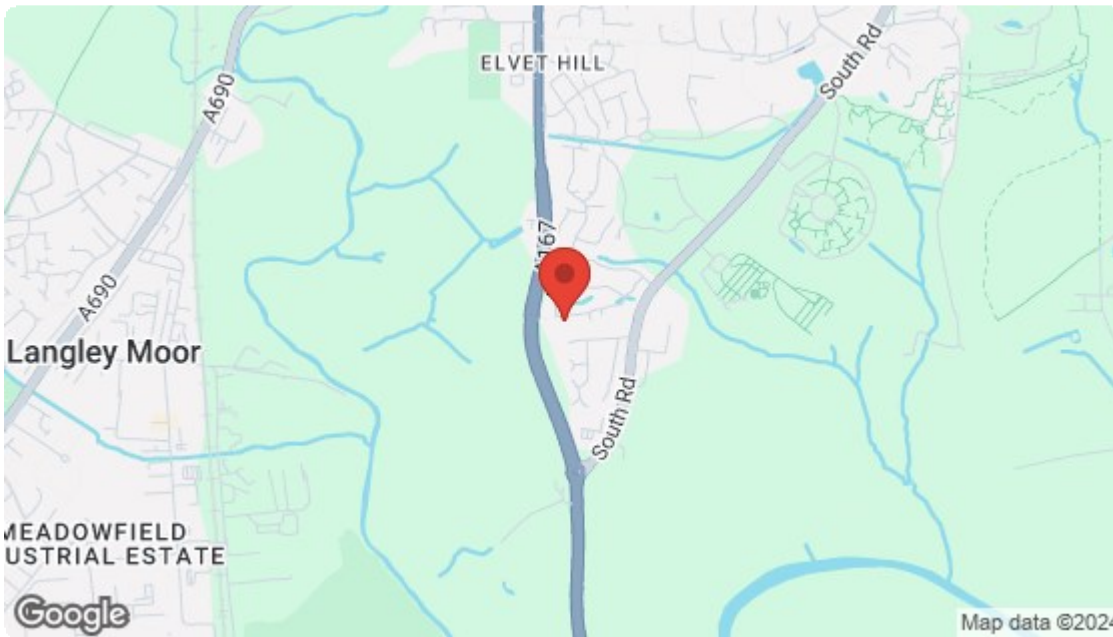
### Garden



### Note:

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by the Director of Linda Leary Estate Agents.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		86	92
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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