



Frederick Street North

Meadowfield, Durham DH7 8NB

- Conveniently Located
 - Lounge
- No Onward Chain
- Off Road Parking
- 2 Bed Teraced House
- Kitchen/Dining Room,
- Bathroom With Shower
- Investment Opportunity

£85,000

Council Tax Band: A EPC Rating: D

Full Description

INVESTMENT OPPORTUNITY currently let at £525PCM

Conveniently located mid terraced house, situated near a wide range of local amenities.

The internal living accommodation comprises: UPVC entrance door to lounge and fitted kitchen with space for a dining table. To the first floor there's a landing, 2 bedrooms and full bathroom suite with an electric shower. Externally there's a rear yard with double gates providing off road parking.

Benefiting from gas central heating and UPVC double glazing throughout.

No onward chain, viewings are recommended.

Area Information

Meadowfield is well serviced with a wide range of local amenities including, supermarkets, library, post office primary/junior school and children's nursery. Also within walking distance there is a doctors surgery and pharmacy.

Durham City is situated approximately 3 miles away with its delightful cobbled streets and a range of local and regional retailers as well as a number of well regarded restaurants and bars. The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this, Durham City is well known for its high achieving private and state schools as well as the world renowned Durham University.

Entrance

With UPVC double glazed entrance door

Lounge

12'4"

Wall mounted gas fire and open staircase leading to the first floor landing.

Kitchen & Diner

12'3"

Range of wall and floor units with laminate worktops and inset stainless steel single drainer sink unit. Fridge/freezer, microwave, and stainless steel cooking range with 5 burner ceramic hob and extractor canopy. Laminate flooring.

Landing

Plumbed for automatic washing machine and UPVC double glazed rear entrance door.

Bedroom One

13'0"

Double radiator

Bedroom Two

6'9"

Radiator

Bathroom

White suite comprising: low level wc, pedestal wash basin and panel bath with electric shower and glass screen. Double radiator.

Externally

Large rear yard with outside tap and double gates providing off road car parking.

Extras

Gas central heating, UPVC double glazing to the front elevation and the property is available with no onward chain.

EPC Information

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2055-1130-2392-4811>

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.