

STUART EDWARDS



Willowtree Avenue

, Durham DH1 1EB

- RARE OPPORTUNITY
- HIGHLY REGARDED RESIDENTIAL LOCATION
- MATURE ESTABLISHED GARDENS
- LARGE CORNER SITE
- DETACHED HOUSE WITH DETACHED SURGERY
- DOUBLE GARAGE
- SOME ARCHITECTURAL FEATURES

Offers In The Region Of £370,000



FULL DESCRIPTION

Large detached house situated on a corner site in an established and highly regarded residential location. This is a former doctors residence and has a surgery attached.

Suitable for a variety of uses and possible redevelopment, subject to planning approval.

Extremely rare to the market, this is a very unique opportunity for any buyer looking to put their own stamp on a property. It is in need of updating but has tremendous potential.

Internally the front entrance door leads to the hallway with oak parquet flooring and feature staircase. Doors lead to a cloakroom/WC, spacious lounge/dining room, study/sitting room and kitchen.

The first floor landing leads to 4 double bedrooms and a family bathroom.

Externally this mature site extends to approximately 1/5 of an acre and has laid lawns, and mature foliage to provide a good degree of privacy. Also there is a double garage with power and lighting.

Detached from the property is a surgery with its own separate access. Internally the property comprises of a waiting area, WC/Wash room, consulting room and an additional room.

Having double glazing and ducted warm air central heating.

Although the property will benefit from updating, there are some excellent architectural features which can be retained.

Please call for an early appointment to avoid disappointment. We expect to receive considerable interest in this property.

AREA INFORMATION

Conveniently located within walking distance of Durham City Centre.

Local primary schools include Gilesgate, Laurel Avenue, St Hilds and St Joseph's (Roman Catholic). Secondary education for most of Gilesgate is provided at Belmont Comprehensive School and the Sixth Form Centre is located at The Sands in the centre of Durham.

St. Margaret's Primary School and the Durham Johnson Secondary School, both of which are rated as "Outstanding" by Ofsted are located just over 1 mile away. Durham Johnson School is one of the highest rated secondary schools in the North of England.

Within Gilesgate itself, there are a wide range of amenities including: doctor's surgery, dentist, veterinary surgeries, supermarkets and some large well-known shopping stores. Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral.

Durham City is a regional centre situated approximately 18 miles to the south of Newcastle upon Tyne, with access provided via the A1M and A167. The cobbled streets of the city centre are lined with a wide range of local and regional retailers and a number of well regarded restaurants and bars. The meandering River Wear which circles the Castle and Cathedral and 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 DOOR

Leading to hallway with oak parquet flooring, gas fired hot water heater and feature staircase to the first floor.

CLOAKROOM/WC

Low level wc and wash hand basin.

STUDY/SITTING ROOM

11'8 x 11'10

LOUNGE/DINING ROOM

31'09 x 13'7

Oak parquet flooring and brick feature fireplace.

KITCHEN

11'6 x 11'9

Range of wall and floor units with laminate worktops and inset stainless steel sink unit. Entrance door.

FIRST FLOOR LANDING

BEDROOM 1

16'11 x 13'6

Range of built-in wardrobes.

BEDROOM 2

12'9 x 13'3

Range of fitted wardrobes and vanity unit with inset wash hand basin.

BEDROOM 3

12'1 x 10'1

Built-in wardrobes.

BEDROOM 4

11'4 x 8'2

Built in cupboard.

FAMILY BATHROOM

White suite comprising: bidet, vanity unit with inset wash hand basin, panel bath with mains fed shower over and shaver socket.

SURGERY

With its own separate access.

WAITING ROOM

12'7 x 11'8

CONSULTING ROOM

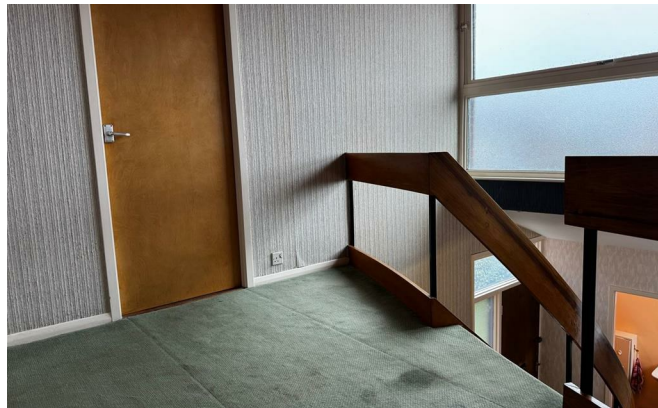
10'11 x 12'0

Wash hand basin.

ADDITIONAL ROOM

12'0 x 5'7





DOUBLE WIDTH GARAGE

With power, lighting and having two side doors leading to a walkway leading to the surgery.

EXTERNALLY

A mature site extending to 1/5 of an acre or thereabouts. The gardens are laid to lawn with a paved patio area, mature plants, shrubs, trees and has a fenced boundary.

Freehold

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

Important Info

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

Property Portals

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If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

Thanks

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

Council Tax Band: D
EPC Rating: E



Total area: approx. 226.1 sq. metres (2433.5 sq. feet)

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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.