

**STUART
EDWARDS**



Swinside Drive
Durham DH1 1AF

- SUPERBLY APPOINTED
- 3 GOOD SIZED BEDROOMS
- EXTENSIVE LUXURY KITCHEN
- MODERN FAMILY BATHROOM
- GARDENS WITH LARGE PATIO AREA
- EXTENDED SEMI DETACHED HOUSE
 - LOUNGE
- FABULOUS GAMES ROOM WITH FULLY EQUIPPED BAR
 - BLOCK PAVED DRIVEWAY
- 2 MILES FROM DURHAM CITY

Offers In The Region Of £249,950



FULL DESCRIPTION

Superbly appointed extended semi detached house situated on a corner plot position in a highly regarded and sought after location.

With a large extension to the side the property has attractive textured rendering to all elevations and has undergone a first class refurbishment program.

This exceptional home internally comprises: double glazed entrance porch with composite entrance door, hallway, cloakroom/wc lounge with feature bow window and double doors leading to the extensively fitted luxury kitchen with central island, granite worktops and some appliances. Additionally the owner has created a fabulous games room with fully equipped bar area and large bi-folding doors accessing the garden. To the first floor there's a landing, 3 good sized bedrooms and a modern family bathroom suite. Externally a block paved driveway provides off road parking and there are gardens to three sides of the property with laid lawns and a large patio area.

Having gas central heating and UPVC double glazing.

From the moment you enter the quality of this property is immediately evident. The owner has created a home to be proud of.

Just 2 miles from Durham City and with easy access to both the A1(M) motorway and A690. Early viewings are strongly recommended to appreciate the accommodation on offer.

AREA INFORMATION

Set just 2 and a half miles from beautiful, historic Durham City, Swinside Drive will meet the needs of the most discriminating purchasers in terms of location.

Durham has so much to offer with its modern shopping and leisure facilities combined. Newlands Road is close to a good primary and secondary school, library, playground, park, doctor and dental surgeries, pub and local shops including a post office.

Belmont is served with an excellent transport network with park and ride facilities into Durham, the A1(M) within a mile providing links North and South, and the Durham Railway Station providing access to the East Coast Mainline.

DOUBLE GLAZED ENTRANCE PORCH

8'0 x 7'0

With composite entrance door.

HALLWAY

Ceramic tiled flooring, radiator and stairs to the first floor landing.

LOUNGE

16'0 x 13'7

Modern fire surround with log effect electric fire, double radiator, feature bow window and double doors to the kitchen.

KITCHEN

20'2 x 11'4

Extensive range of wall and floor units incorporating central island with seating and having luxury granite worktops with upstands and inset one and a half bowl sink unit with mixer tap.

Integrated electric oven, microwave, wine cooler and

extractor canopy. Spot lighting, double radiator, ceramic tiled flooring, plumbed for automatic washing machine and double glazed patio doors leading to the garden.

GAMES ROOM

25'8 x 14'8

An exceptional family space with two large roof lanterns, two double radiators, spot lighting, ceramic tiled flooring, large fully equipped bar area with seating and bi-folding doors with electric blinds leading to the paved patio area and garden.

CLOAKROOM/WC

Wc, vanity unit with inset wash hand basin, radiator and extractor fan.

FIRST FLOOR LANDING

With storage cupboard.

BEDROOM 1

13'6 x 13'0

Double radiator and a fitted double wardrobe with mirrored fronts.

BEDROOM 2

13'0 x 11'7

Double radiator and a fitted double wardrobe with mirrored fronts.

BEDROOM 3

10'9 x 8'10

Radiator and access to boarded out loft space via a loft ladder.

BATHROOM

White suite comprising: low level wc, wash hand basin, panel bath with multi function mains fed shower over and glass screen. Spot lighting, chrome heated towel rail and fully tiled walls and flooring.





BLOCK PAVED DRIVEWAY

GARDENS

To the front, side and rear of the property with laid law, large patio area and fenced boundaries.

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.

EPC

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0120-2345-8130-2099-9195>

Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

Property Portals

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

Free Valuation!

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

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

Thanks

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Council Tax Band: C
EPC Rating: C

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