

# STUART EDWARDS



## Grassdale

Belmont, Durham DH1 2AF

- EXTENDED SEMI DETACHED HOUSE
  - 3 BEDROOMS
- EXTENSIVE KITCHEN WITH UTILITY ROOM
  - SHOWER ROOM & BATHROOM
  - SIDE AND REAR GARDENS
- POPULAR AND SOUGHT AFTER LOCATION
  - LOUNGE THROUGH DINING ROOM
  - DOWNSTAIRS CLOAKROOM/WC
  - BLOCK PAVED DRIVEWAY
  - NO ONWARD CHAIN

## Offers In The Region Of £199,950



## FULL DESCRIPTION

Extended semi detached house situated in the popular and sought after location of Belmont. Accessed via a glazed entrance porch the internal living accommodation comprises: hallway, cloakroom/wc, lounge through dining room and extensively fitted kitchen with a utility room. To the first floor there's a landing with storage, 3 bedrooms, shower room and family bathroom. Externally a block paved driveway provides off road parking to the front. Whilst to the side and rear there are gardens with laid lawn, large decked area, paved patio and an additional off road parking space. Having gas central heating via a combi boiler, luxury Karndean flooring to the ground floor and UPVC double glazing throughout. Available with no onward chain. Viewings are recommended.

## AREA INFORMATION

Set just 2 and a half miles from beautiful, historic Durham City, Grassdale 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. Grassdale 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.

### GLAZED ENTRANCE PORCH

With UPVC entrance door.

### HALLWAY

Karndean flooring, double radiator and stairs with under stair storage cupboard leading to the first floor.

### CLOAKROOM/WC

Close coupled wc, vanity unit with inset wash hand basin, Karndean flooring, laminate walls and ceiling and chrome heated towel rail.

### LOUNGE

12'7 x 11'7

Feature bow window and radiator.

### THROUGH DINING ROOM

12'1 x 9'8

Double glazed sliding patio doors leading to the garden.

### KITCHEN

16'4 x 7'9

Extensively fitted range of wall and floor units with black marble worktops, matching upstands and splashbacks and inset stainless steel sink with mixer tap. Integrated double oven, 5 burner gas hob and extractor canopy. Plumbed for American style fridge/freezer, Karndean flooring, spot lighting and plumbed for automatic washing machine.

### UTILITY ROOM

15'10 x 3'6

Radiator and Karndean flooring.

### FIRST FLOOR LANDING

Storage cupboard.

### BEDROOM 1

11'5 x 12'6

Radiator.

### BEDROOM 1

11'5 x 12'6

Radiator.

### BEDROOM 2

11'7 x 11'4

Radiator.

### BEDROOM 3

8'3 x 12'8

Radiator.

### SHOWER ROOM

Close coupled wc, vanity unit with inset wash hand basin, shower cubicle with electric shower, laminate walls and ceiling, spot lighting, Karndean flooring, single radiator and chrome heated towel rail.

### BATHROOM

Close coupled wc, vanity unit with inset wash hand basin, panel bath, laminate walls and ceiling, spot lighting, Karndean flooring, and chrome heated towel rail.

### BLOCK PAVED DRIVEWAY

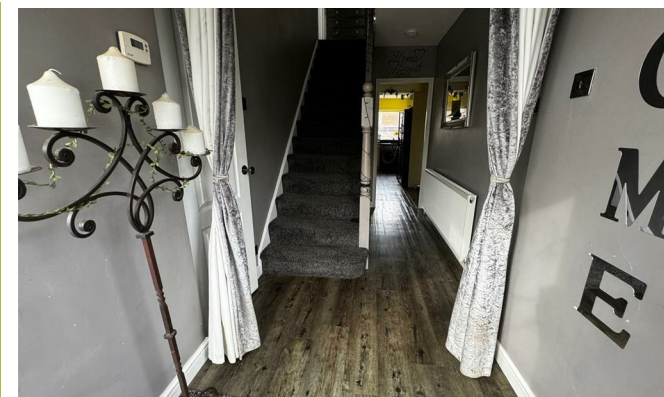
Providing off road parking.

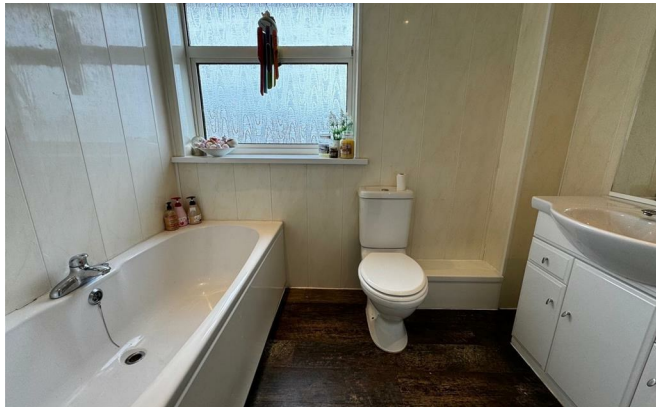
### GARDENS

To the side and rear of the property with laid lawn, large decked area, paved patio and an additional off road parking space accessed via double gates.

### Freehold

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





## EPC

EPC Rating -

EPC Link -

## 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

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on [Rightmove.co.uk](http://Rightmove.co.uk), [Zoopla.co.uk](http://Zoopla.co.uk) & [OnTheMarket.com](http://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!

### Financial Assistance

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.**

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

### THE PROPERTY OMBUDSMAN

Membership is held with The Property Ombudsman for sales and lettings.

### 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: C**  
**EPC Rating:**

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