

**STUART  
EDWARDS**



## Leazes Place

, Durham DH1 1RE

- RENOVATED TERRACED HOUSE
  - CATHEDRAL VIEWS
  - PERIOD FEATURES
- UTILITY ROOM/WORKSHOP
- ENCLOSED REAR GARDEN
- WITHIN WALKING DISTANCE OF DURHAM MARKET PLACE
  - 4 DOUBLE BEDROOMS
  - EXTENSIVELY FITTED KITCHEN
  - 2 RECEPTION ROOMS
- PRIVATE OFF ROAD PARKING SPACE

**Offers In The Region Of £550,000**





#### FULL DESCRIPTION

Rare to the market we have the pleasure of offering for sale this superbly located and tastefully renovated terraced house situated in one of the nicest settings within Durham City Centre and within walking distance of the Market Place.

Restored and refurbished by its current owners, from the moment you enter the quality of this accommodation is immediately evident.

Internally the property comprises: entrance hallway leading to the impressive lounge with high ceiling and cast iron feature fireplace. A staircase with wine cellar to the side leads to the basement which accommodates a workshop/utility room and double bedroom with en-suite shower room.

The extensively fitted kitchen is situated on the first floor. It has the addition of a dining/sitting area with glass roof and hardwood double glazed patio doors, allowing lots of light into the room and providing access into the garden.

The impressive staircase through the heart of the home is wide and spacious, allowing plenty of space for movement between all floors.

The master bedroom enjoys cathedral views and is situated in the 2nd floor together with a further double bedroom and the traditional family bathroom. A 4th double bedroom is situated on the 3rd floor and has access to the loft space with large storage area.

Externally the property boasts a private off road parking space which is a huge asset to this property. To the rear is an enclosed terraced garden which provides a good degree of privacy and has various raised areas and a paved patio for alfresco dining.

Having gas central heating via a combi boiler installed approximately 3 years ago and period style column radiators to most rooms. The sliding sash windows have all been recently been refurbished by the current owners. Certainly an opportunity not to be missed. An internal inspection is essential.

## AREA INFORMATION

Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral.

The property is situated within comfortable walking distance of historic Durham City and all its varied amenities. The area benefits from excellent transportation links and is conveniently located to take advantage of the Regional Rail and Bus networks.

Durham City benefits from inclusion within the catchment area of the Ofsted rated outstanding St Margaret's Primary School, The Johnston and St Leonards Senior schools, as well as within one mile of IGS, Durham High and Bow private schools and the Choristers.

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 city centre is delightful with its cobbled streets and a range of local and regional retailers and 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 also well known for its high achieving private and state schools as well as the world renowned Durham University.

## ENTRANCE HALLWAY

With stripped wood flooring and column radiator.

## LOUNGE

15'5 x 14'5

A generous room boasting a high ceiling with decorative coving, sash window, column radiator and recessed feature fireplace with cast iron surround and inset multi fuel burner.

## KITCHEN/BREAKFAST ROOM

Extensive range of shaker wall and floor units with luxury marble worktops and inset white enamel sink and drainer unit with stainless steel mixer tap. Integrated fridge/freezer, electric double oven, five burner gas hob and extractor

canopy. Three vertical column radiators, spot lighting, stripped wood flooring and hardwood double glazed patio doors leading to the garden.

## STAIRS LEADING TO BASEMENT

## WORKSHOP/UTILITY ROOM

13'5 x 8'10

Plumbed for automatic washing machine, stainless steel single drainer sink unit with mixer tap, radiator and decorative vinyl flooring.

## DOUBLE BEDROOM

With column radiator.

## EN-SUITE

Shower cubicle with mains fed shower, close coupled wc, pedestal wash hand basin with tiled splashback above, extractor fan, spot lighting, decorative vinyl flooring and heated towel rail..

## STAIRS LEADING TO THE 2ND FLOOR

## MASTER BEDROOM

14'4 x 15'5

Stripped wood flooring, coved ceiling, column radiator and fitted drawers within the fireplace alcove. This room enjoys views of Durham Cathedral.

## DOUBLE BEDROOM

13'6 x 12'6

Stripped wood flooring, column radiator, coved ceiling and built-in storage cupboard.

## FAMILY BATHROOM

Traditional white suite comprising: low level wc, bidet, pedestal wash hand basin, shower cubicle with multi functional mains fed shower and tiled splashback., Cast iron roll top bath with nickel bath tap fitting, heated towel rail and stripped wood flooring.

## STAIRS LEADING TO 3RD FLOOR







### DOUBLE BEDROOM

13'7 x 12'4

Column radiator and access to loft space which provides a large storage area.

### ENCLOSED REAR GARDEN

Situated over various levels with mature plants and shrubs and having a paved patio area.

### PRIVATE OFF ROAD PARKING SPACE

### Freehold

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



### EPC

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9851-3037-3204-0504-0200>

### 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, 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!

### 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

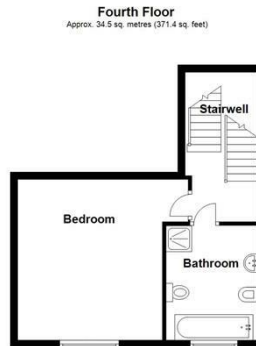
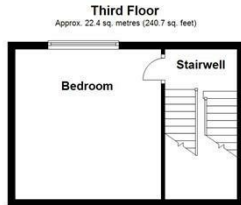
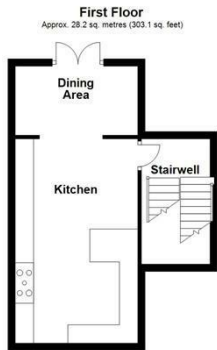
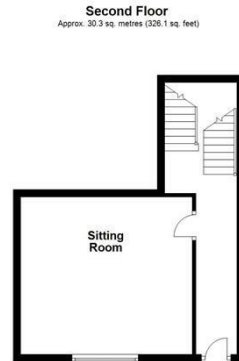
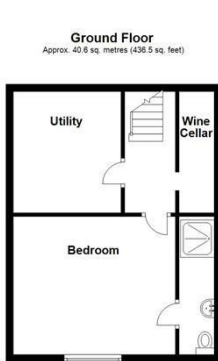
Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

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





Council Tax Band: E  
EPC Rating: D



Total area: approx. 176.0 sq. metres (1894.4 sq. feet)

1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

0191 3848440  
enquiries@stuardwards.com  
www.stuardwards.com

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.

