

# STUART EDWARDS



## Hedley Hill Terrace

Waterhouses, Durham DH7 9AZ

- MID TERRACED COTTAGE
  - SEMI RURAL VILLAGE
    - 3 BEDROOMS
- GARDENS FRONT AND REAR
  - SOLAR PANELS
- COUNTRYSIDE VIEWS
- BEAUTIFULLY POSITIONED
  - OFF ROAD PARKING
  - NO ONWARD CHAIN
- RECENTLY INSTALLED AIR SOURCE HEATING SYSTEM

**Offers In The Region Of £138,450**





## FULL DESCRIPTION

Beautifully positioned mid terraced cottage with an exceptional amount of character and charm and enjoying surrounding views to both the front and rear.

Internally the property comprises: entrance, lounge with recessed and upvc double glazed French doors to stone patio, spacious fitted kitchen with dining area. Stairs lead to the first floor landing, 3 bedrooms and bathroom..

Externally there is a long front garden laid to lawn and a rear garden over the lane with 2 parking spaces and storage shed.

This is an extremely cost effective property to run as it has solar panes together with recently installed air source heating system as well as an independent multi fuel fire, The property is also UPVC double glazed throughout.

Available with early vacant possession and no onward chain. Located approximately 7.5 miles west and around 15 minutes travelling time to Durham City. Waterhouses is well placed for the local countryside as well as having its own village hall, local pub, play park and schools within 10 minutes walking distance.

Sure to prove extremely popular amongst buyers, therefore early viewings are strongly recommended to avoid disappointment.

## ENTRANCE

Front entrance by French window leading into lounge.

## LOUNGE

15'8" x 14'9"

Recessed fireplace with cast iron multifuel stove, open staircase with pine balustrade and spindles, upvc double glazed French windows to stone paved patio.

## KITCHEN/DINER

15'10" x 8'11"

Range of floor and wall units with beech wood work surfaces, inset single drainer stainless steel sink unit, integrated stainless steel electric oven, ceramic hob, extractor hood, plumbed for auto washer, ceramic tiled floor, double radiator, space for a dining table and upvc rear entrance door.

## FIRST FLOOR LANDING

### BEDROOM 1

11'8" x 11'8"

Radiator, large storage and airing cupboard.

### BEDROOM 2

8'11" x 9'6"

Double radiator.

### BEDROOM 3

8'9" x 5'4"

Radiator.

## BATHROOM.

Suite in white comprising of panel bath, pedestal wash basin, low level w.c., feature tiling and white heated towel rail.

## OFF ROAD PARKING

Double parking space to rear garden.

## GARDENS

Long garden to the front with a stone paved patio overlooking countryside. Whilst the rear garden is situated over the lane and enjoys countryside views.

### 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

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Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

### 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.

### 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!

### 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.

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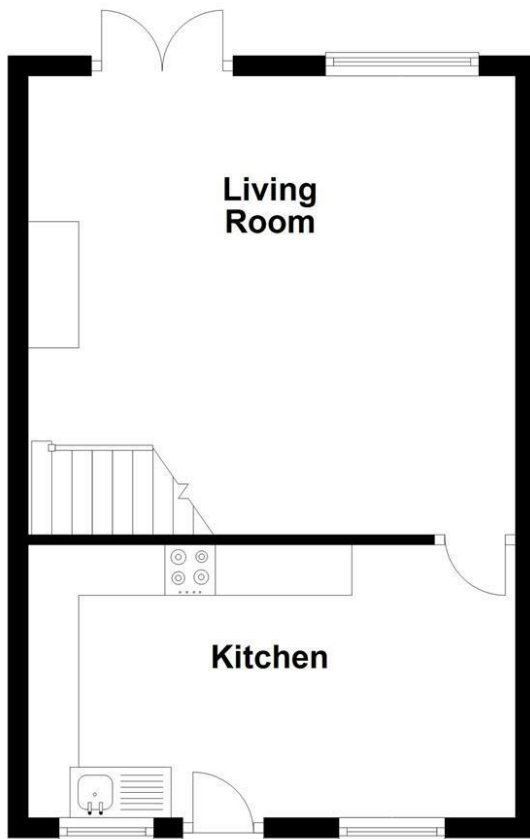
Council Tax Band: A

EPC Rating:



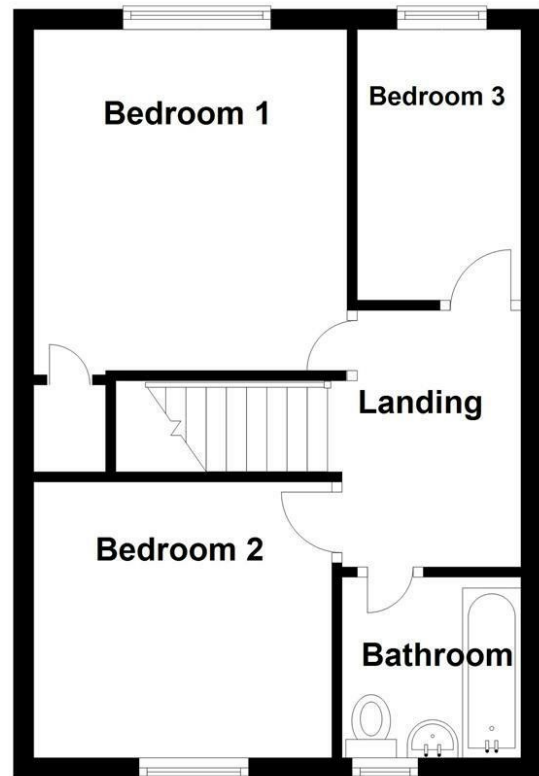
### Ground Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



### First Floor

Approx. 34.7 sq. metres (374.0 sq. feet)



Total area: approx. 70.1 sq. metres (754.8 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.