

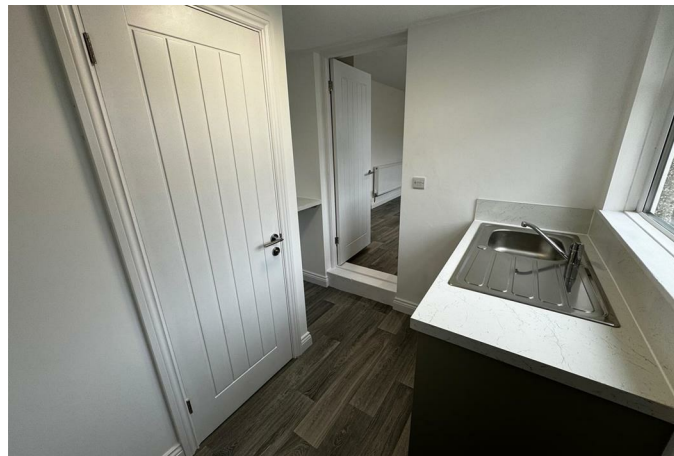
**STUART  
EDWARDS**



**Raby Road**  
**, Durham DH1 5NJ**

- COMPLETELY REFURBISHED
  - LOUNGE
- NEW CLOAKROOM WC, SHOWER ROOM & BATHROOM
  - GARDENS
- NEW BOILER, RE-WIRING, UPVC DOUBLE GLAZING
- 4 BED SEMI DETACHED HOUSE
  - NEWLY FITTED KITCHEN/DINING ROOM & UTILITY
    - GARAGE & DRIVEWAY
- EARLY VACANT POSSESSION & NO ONWARD CHAIN
  - NEW FLOOR COVERINGS AND DECORATION

**Asking Price £269,950**



#### FULL DESCRIPTION

Newly refurbished semi detached house, situated in a highly sought after location. Available with early vacant possession and no onward chain. Beautifully presented throughout the internal living accommodation comprises: double glazed entrance porch with quarry tiled flooring, lounge, newly fitted shaker style kitchen/dining room with space for a dining table and UPVC double glazed French doors overlooking the garden. Additionally there is a useful utility room and cloakroom wc.

An open staircase from the lounge leads to the first floor landing with loft access, master bedroom with stylish newly fitted shower room, a further 3 bedrooms and newly fitted contemporary bathroom suite.

Externally there's a driveway and garage to provide off road parking and gardens to the front and rear.

Having undergone an extensive refurbishment program which includes, re-wiring, new plumbing and new gas combi boiler with new radiators to all rooms, new floor coverings, internal doors, newly decorated and UPVC double glazing.

A home ready to move into. Sure to prove extremely popular due to its condition and location. Therefore early viewings are strongly recommended to avoid disappointment.

#### AREA INFORMATION

Situated approximately 2 miles north of Durham City, the highly sought after Newton Hall will meet the needs of the most discriminating purchasers in terms of location.

Newton Hall is close to a good children's nursery, primary and secondary school and local shops. The University hospital of North Durham and Arnison Centre Retail Park also lie within close proximity.

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

Also the A690 lies a short distance away providing good links to both the A1 and A19 for easy commuting throughout the region.

#### DOUBLE GLAZED ENTRANCE PORCH

With quarry tiled flooring and UPVC entrance door to the lounge.

#### LOUNGE

18'0 x 14'6

Double radiator, smoke detector, cloaks cupboard and open staircase to the first floor.

### NEW KITCHEN/DINER

18'6 x 11'4

Range of newly fitted shaker style wall and floor units with laminate worktops and inset white enamel single drainer sink unit. Integrated electric oven, induction hob and stainless steel extractor hood. Attractive laminate splashback, spot lighting, smoke detector, vinyl flooring, double radiator, space for a dining table and UPVC double glazed French doors to the rear garden.

### UTILITY ROOM

8'5 x 7'8

Floor unit with laminate worktop, matching upstands and inset stainless steel sink unit. Radiator, plumbed for automatic washing machine, vinyl flooring and UPVC rear entrance door.

### CLOAKROOM/WC

Close coupled wc, vanity storage unit with inset wash hand basin, vinyl flooring and extractor fan.

### FIRST FLOOR LANDING

Loft Access.

### BEDROOM 1

16'10 x 8'6

Double radiator.

### EN-SUITE SHOWER ROOM

Newly fitted suite comprising: close coupled wc, vanity storage unit with inset wash hand basin, step-in shower with mains fed shower, vinyl flooring, attractor decor panelled splashbacks and chrome heated towel rail.

### BEDROOM 2

12'0 x 11'7

Double radiator.

### BEDROOM 3

11'4 x 10'8

Double radiator and cupboard housing the newly installed central heating boiler.

### BEDROOM 4

8'8 x 7'7

Double radiator.

### FAMILY BATHROOM

Newly fitted suite comprising: close coupled wc, vanity storage unit with inset wash hand basin, panel bath with electric shower over and glass screen, decor panelled walls, vinyl flooring, extractor fan and chrome heated towel rail.

### GARAGE & DRIVEWAY

### GARDENS

Low maintenance gravelled garden to the front. Whilst the rear garden is enclosed with laid lawn, gravelled area and planted shrubs and trees.

### 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/7192-3038-8205-9854-5204>

### 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](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.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

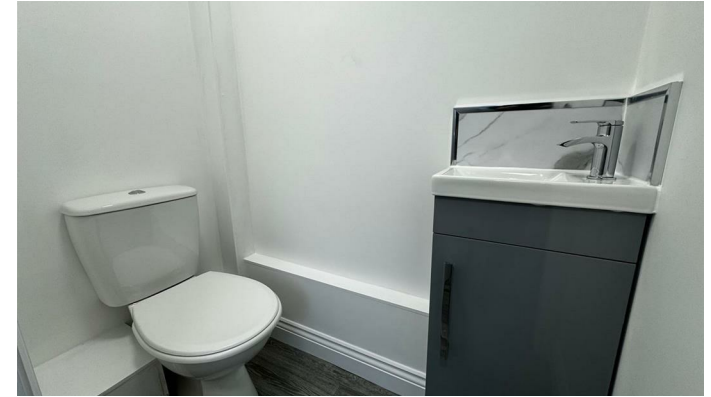
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.**

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

### 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: D

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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.

