



**STUART
EDWARDS**

Witton Court
, Sacriston DH7 6NZ

- Immaculate Condition
 - Semi-detached
 - 3 bedrooms,
- Move-In ready
- Tenure: Freehold

£90,000



Council Tax Band: B
EPC Rating: D

FULL DESCRIPTION

This is an ideal purchase for a first time buyer or investor.

This semi-detached property boasts of 3 bedrooms, kitchen, lounge and bathroom and WC and is sizeable at 83 sqmt.

The property is conveniently located less than 10 minutes from Durham City Centre, 7 mins from University Hospital, 9 mins from Durham train station and has great connections to the A1 and other major employment hubs.

Due to its perfect condition and fantastic location, this will sell quickly.

Video Tour Available

Physical and Virtual Tour Available too

Council Tax Band A

EPC C Rating

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/1330-5822-0009-0221-2292>

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 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.

Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

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.

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

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.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.

