

**STUART
EDWARDS**



Swinside Drive

, Durham DH1 1AF

- SPACIOUS SEMI DETACHED HOUSE
- GARAGE & DETACHED WORKSHOP
- LOUNGE, DINING ROOM & CONSERVATORY
 - LOW MAINTENANCE GARDEN
- EARLY VACANT POSSESSION & NO ONWARD CHAIN
- 3 WELL PROPORTIONED BEDROOMS
 - AMPLE OFF ROAD PARKING
- CLOAKROOM/WC & FAMILY BATHROOM
- CONVENIENT, SOUGHT AFTER LOCATION

Asking Price £179,950



FULL DESCRIPTION

Spacious semi detached family home, situated in the popular and highly sought after location of Belmont. Conveniently located close to the A1(M) motorway as well as the A690 and just 2 miles from Durham City Centre. Internally the property comprises: entrance hallway, generous lounge opening on to the dining room, conservatory with access to the garden, fitted kitchen, rear entrance lobby and cloakroom/wc.

Stairs from the hallway lead to the first floor landing with storage, 3 well proportioned bedrooms and wet room.

Externally there is a detached workshop which is suitable for a variety of uses. This space has previously been used to work on vehicles. It has power, lighting, inspection pit and roller shutter doors for security.

The front of the property is block paved to provide ample off road parking. Whilst the rear is low maintenance and is paved with two storage sheds, detached garage and additional parking is provided if required.

Having gas central heating and UPVC double glazing.

The property is also available with early vacant possession and no onward chain.

Viewings are strongly recommended to appreciate this substantial accommodation with a wealth of opportunities.

AREA INFORMATION

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

ENTRANCE

Hallway with laminate flooring, single radiator, smoke detector and stairs to the first floor.

LOUNGE

Feature fireplace, two radiators, ceiling rose and laminate flooring leading to the dining room.

DINING ROOM

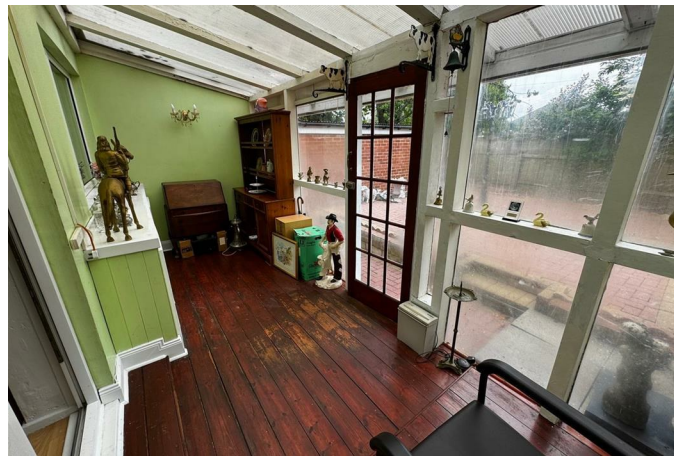
10'4" x 9'6"

Double radiator, laminate flooring and double glazed sliding doors to the conservatory.

CONSERVATORY

6'7" x 16'5"

Single glazed conservatory with access to the rear garden.



KITCHEN

10'4" x 10'4"

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Cooker point, plumbed for automatic washing machine and tumble dryer, tiled splashbacks, laminate flooring and radiator.

REAR ENTRANCE LOBBY

With side access door and door to the cloakroom/wc.

CLOAKROOM/WC

With low level wc.

FIRST FLOOR LANDING

With built-in storage cupboard and access to loft space.

BEDROOM 1

12'11" x 13'5"

Radiator.

BEDROOM 2

10'11" x 11'6"

Radiator.

BEDROOM 3

8'10" x 10'7"

Radiator

FAMILY BATHROOM

Currently set up as a wet room.

Comprising: close coupled wc, pedestal wash hand basin, electric shower, tiled walls, anti-slip flooring,, radiator and extractor fan

EXTERNALLY

WORKSHOP/OUTBUILDING

25'2" x 11'6" height 9'6"

Has previously been used as a vehicle workshop with power, lighting, inspection pit and roller shutter door for security.

LARGE DETACHED SINGLE GARAGE

GARDENS

Low maintenance block paved garden to the front and side providing off road parking for several vehicles. The rear garden is also paved and has two storage sheds, in addition there is a parking area if required.

EPC

EPC Rating - B

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2270-3027-9205-1227-0204>

Freehold

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

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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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!

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: B



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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.