

# STUART EDWARDS



## Staindrop Road

, Durham DH1 5XS

- GROUND FLOOR FLAT
  - 2 BEDROOMS
- KITCHEN WITH WHITE GOODS
- GARAGE AND FRONT GARDEN
- GAS CH & UPVC DOUBLE GLAZING
- EXTENDED LEASE
  - LOUNGE
- BATHROOM WITH SHOWER
  - NO ONWARD CHAIN
- 2 MILES FROM DURHAM CITY

Asking Price £90,000





#### FUL DESCRIPTION

Ground floor flat situated in the popular and highly regarded location of Newton Hall. An ideal investment opportunity or first time buyer property.

With an extended approx. 140 year lease and a ground rent of £200 PA.

Internally the property comprises: entrance hallway, lounge, fitted kitchen with white goods, 2 bedrooms and bathroom.

Externally there's a front garden and a garage situated in a block. Having gas central heating via a combi boiler and UPVC double glazing.

Available with no onward chain, viewings are recommended.

#### 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.

#### ENTRANCE HALLWAY

UPVC entrance door leading to hallway.

#### LOUNGE

14'4" x 10'8"

Double radiator and laminate flooring.

#### KITCHEN

7'7" x 8'9"

Range of wall and floor units with laminate worktops and inset stainless steel sink unit with mixer tap. Free standing cooker, fridge/freezer and automatic washing machine. Tiled splashbacks, laminate flooring, wall mounted gas combi boiler and extractor fan.

#### BEDROOM 1

12'3" x 9'7"

Radiator and laminate flooring.

#### BEDROOM 2

8'7" x 6'10"

Radiator and laminate flooring.

#### BATHROOM

5'1" x 6'6"

Close coupled wc, pedestal wash hand basin, panel bath with bath tap shower fitting, laminate flooring and radiator.

#### FRONT GARDEN

#### GARAGE

Single garage situated in a block.

#### Leasehold

We have been informed that the property is Leasehold. 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

We are proud to be affiliated with the UK's leading property portals.

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#### 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: A**  
**EPC Rating:**

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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.