

**STUART
EDWARDS**



Weatherhill Way
, Browney DH7 8LJ

- MODERN SEMI DETACHED HOUSE
 - 3 BEDROOMS
- BATHROOM, EN-SUITE & CLOAKROOM WC
 - DRIVEWAY
- CONVENIENTLY LOCATED
- STYLISH INTERIOR
- OPEN PLAN LOUNGE/KITCHEN
 - REAR GARDEN
- HOME READY TO MOVE INTO

Offers In The Region Of £204,950



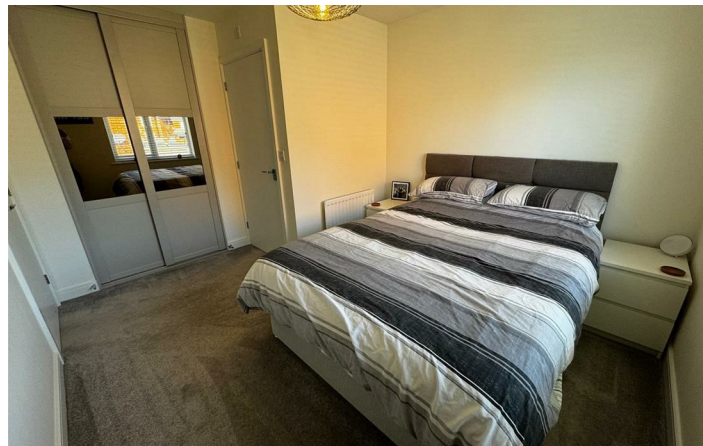


FULL DESCRIPTION

An exceptional modern semi detached house, beautifully presented, creating a home ready to move into.

With quality fixtures and fittings throughout, the open plan ground floor space is simply stunning. The stylish fitted kitchen with central island leads to the lounge area with media wall and double glazed French doors overlooking the rear garden. In addition, there is also ground floor cloakroom/wc. An open staircase leads to the first floor landing with storage cupboard. The master bedroom boasts a contemporary fitted wardrobe and en-suite shower room. There's also a further 2 well presented bedrooms and three piece bathroom suite with shower. Externally there's a driveway to the front providing off road parking. Whilst there's an enclosed garden to the rear with laid lawn and patio area for outside dining.

Having gas central heating with radiators to all rooms and UPVC double glazing throughout. Brownley is well serviced with a wide range of local amenities including, supermarkets, library, post office primary/junior school and children's nursery close by. Also within walking distance there is a doctors surgery and pharmacy. Durham City is situated approximately 4 miles away with its delightful cobbled streets and a range of local and regional retailers as well as a number of well regarded restaurants and bars. Internal inspection is essential to appreciate the fabulous accommodation on offer. An opportunity not to be missed!



COMPOSITE ENTRANCE DOOR

Opening onto the open plan ground floor.

OPEN PLAN KITCHEN

Contemporary range of handleless wall and floor units incorporating central island with laminate worktops, upstands and inset stainless steel one and a half bowl sink and drainer unit with mixer tap. Integrated fridge/freezer, microwave, dishwasher, oven and hob. Feature tiled splashbacks, two double radiators and open staircase with under stair storage cupboard to the first floor landing. Luxury Amtico flooring leads to the open plan lounge area.

OPEN PLAN LOUNGE AREA

Vertical radiator, media wall with inset feature fire and UPVC double glazed patio doors to the rear garden.

CLOAKROOM/WC

Close coupled wc, wall hung wash hand basin, chrome heated towel rail, part tiled walls and Amtico flooring.

FIRST FLOOR LANDING

Radiator and storage cupboard housing the central heating boiler.

BEDROOM 1

12'9 x 10'0

Radiator and modern fitted wardrobe with sliding doors.

EN-SUITE

Stylish suite comprising: close coupled wc, wall hung wash hand basin with mixer tap, walk-in

shower cubicle with mains fed shower and glass screen, chrome heated towel, shaver socket, feature tiling and laminate flooring.

BEDROOM 2

12'2 x 10'0

Radiator.

BEDROOM 3

32'9"32'9" x 22'11"9'10"

Radiator.

BATHROOM

Modern suite comprising: close coupled wc, wall hung wash hand basin with mixer tap, panel bath with bath tap shower fitting and glass screen, fully tiled walls, laminate flooring and chrome heated towel rail.

DRIVEWAY

Situated at the front to provide off road parking.

REAR GARDEN

Paved patio area, laid lawn and fenced boundaries.

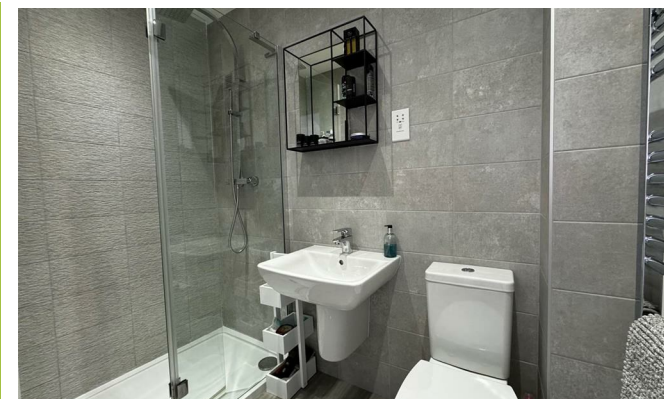
EPC

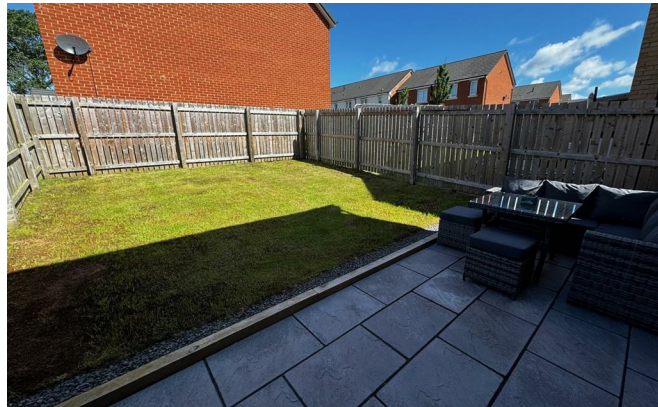
EPC Rating - A

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0598-2035-7353-6451-3960>

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

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: B

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.