



**STUART  
EDWARDS**



## Ashdown Avenue

, Durham DH1 1DD

- SUBSTANTIAL SEMI DETACHED HOUSE
- 2 RECEPTION ROOMS
- CLOAKROOM/WC, SHOWER ROOM & BATHROOM
- GARDENS WITH GARDEN ROOM
- 5 BEDROOMS
- OPEN PLAN KITCHEN/DINER & UTILTY ROOM
- LARGE BLOCK PAVED DRIVEWAY
- 1 MILE FROM DURHAM CITY

**£349,950**

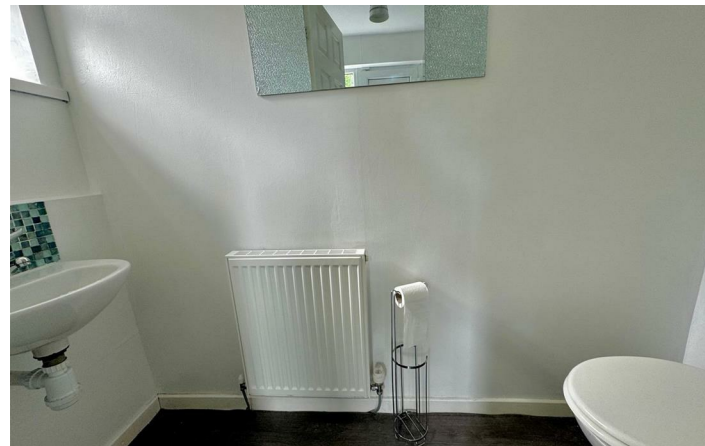
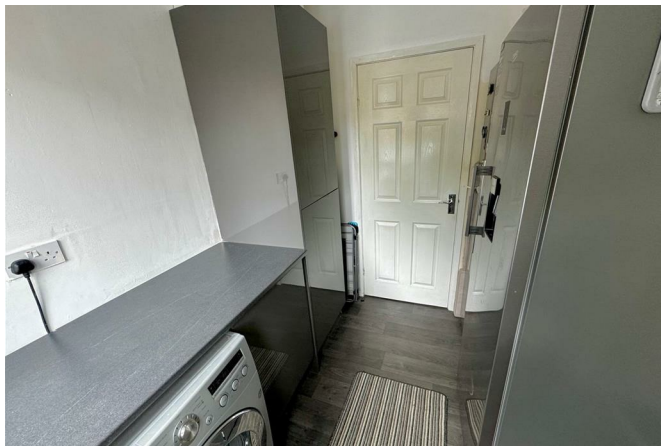


#### FULL DESCRIPTION

Substantial semi detached house situated on the popular High Grange Estate, just 1 mile from Durham City Centre. With an extended floorplan the internal living accommodation comprises: entrance hallway, lounge and open plan kitchen/diner with double patio doors overlooking the garden. In addition there is also a useful utility room, cloakroom/wc and a further reception room which could also be used as a ground floor bedroom. A staircase from the hallway leads to the first floor landing with loft access. There are 5 well proportioned bedrooms as well as a shower room and stylish family bathroom. Externally there's a large driveway accessed via double wrought iron gates to provide off road parking and front garden with laid lawn. Whilst the rear garden is low maintenance and has a timber garden room. Having gas central heating and UPVC double glazing throughout. NOTE TO INVESTORS: A property of this size near to this property, recently obtained an HMO licence. Sure to prove extremely popular due to its size and location, early viewings are strongly recommended to avoid disappointment.

#### AREA INFORMATION

Conveniently located approximately one mile from Durham City Centre. Local primary schools include Gilesgate, Laurel Avenue, St Hilda and St Joseph's (Roman Catholic). Secondary education for most of Gilesgate is provided at Durham Gilesgate Sports College which is part of Durham Gilesgate Sixth Form Centre, located in The Sands in the centre of Durham. Within Gilesgate itself, there are a wide range of amenities including: doctor's surgery, dentist, veterinary surgeries, supermarkets and some large well-known shopping stores. Durham City its self is delightful with its cobbled streets and a range of local and regional retailers as well as a number of well regarded restaurants, bars and newly developed River Walk with Odeon Lux Cinema. 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.



#### ENTRANCE HALLWAY

UPVC double glazed entrance door leading to hallway with radiator, storage cupboard, LVT flooring and stairs to the first floor landing.

#### LOUNGE

12'5" x 13'8"

Feature fireplace with quartz tiles and inset multi fuel burner, bay window, coved ceiling and radiator. Opening onto the dining area.

#### KITCHEN/DINER

28'2" x 8'5"

Dining area - Laminate flooring, coved ceiling, radiator and UPVC double glazed sliding patio doors to the rear garden.

Kitchen - Range of wall and floor units incorporating breakfast bar and inset stainless steel sink and drainer unit with mixer tap. Dishwasher and two integrated electric ovens with 5 burner gas hob and extractor hood. Tiled splashbacks, spot lighting, double radiator and tiled flooring.

#### UTILITY ROOM

7'6" x 8'1"

Range of wall and floor units with oak worktops, vinyl flooring and plumbed for automatic washing machine.

#### CLOAKROOM/WC

Low level wc, wall hang wash hand basin, radiator and vinyl flooring.

#### RECEPTION ROOM/BEDROOM

14'10" x 10'2"

Two radiators.

#### FIRST FLOOR LANDING

Storage cupboard and access to boarded out loft space via a drop down ladder.

#### BEDROOM 1

11'1" x 14'11"

Radiator.

#### SHOWER ROOM

6'6" x 5'4"

Low level wc, wash hand basin, corner shower cubicle with mains fed shower, fully tiled walls and flooring, laminate ceiling with spot lighting and chrome heated towel rail.

#### BEDROOM 2

9'11" x 8'0"

Double radiator.

#### BEDROOM 3

11'0" x 9'1"

Radiator.

#### BEDROOM 4

8'6" x 9'0"

Radiator.

#### BEDROOM 5

11'11" x 9'1"

Radiator and a range of fitted wardrobes.

#### BATHROOM

8'11" x 5'4"

Stylish suite comprising: low level wc, vanity unit with inset wash hand basin and smart illuminated mirror above, panel bath with mains fed shower over and glass screen, feature lighting, tiled walls, laminate ceiling with spot lighting, extractor fan and LVT flooring.

#### LARGE DRIVEWAY

Paved driveway with double wrought iron gates.

#### GARDEN

Laid lawn to the front with mature planted borders. Whilst the rear garden is low maintenance with raised decked area, patio, storage shed, electrical power point and timber constructed garden room.

#### Freehold

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

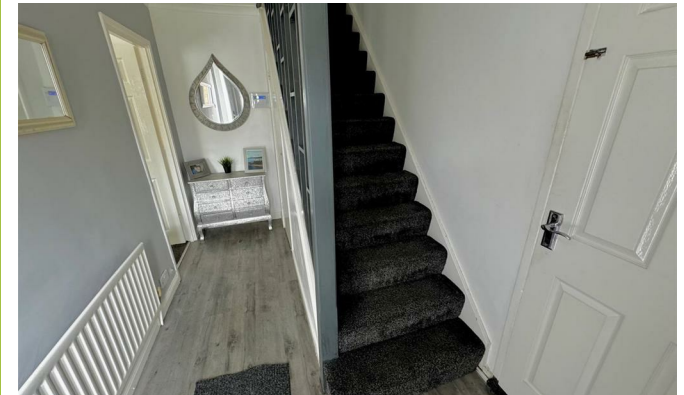
#### EPC

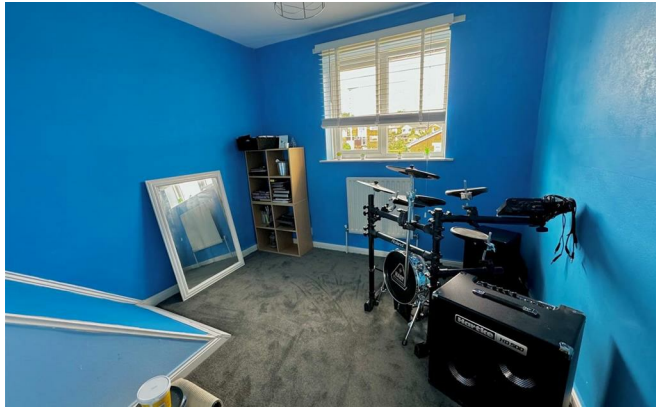
EPC Rating -

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.

Our properties are displayed on [Rightmove.co.uk](http://Rightmove.co.uk), [Zoopla.co.uk](http://Zoopla.co.uk) & [OnTheMarket.com](http://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.

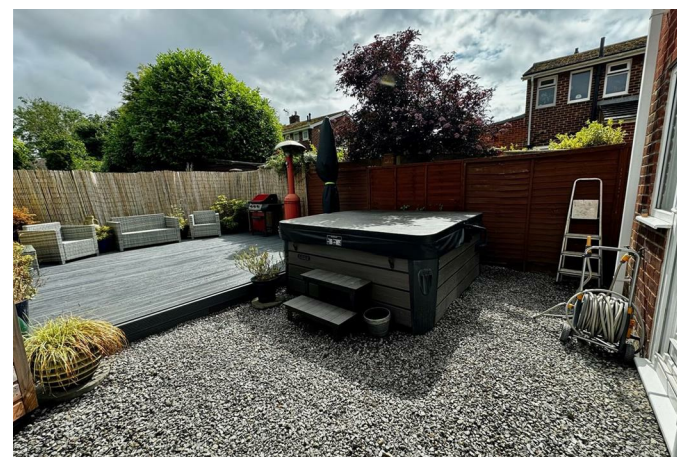
#### THE PROPERTY OMBUDSMAN

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.



**Council Tax Band: C**  
**EPC Rating:**



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

0191 3848440  
[enquiries@stuartedwards.com](mailto:enquiries@stuartedwards.com)  
[www.stuartedwards.com](http://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.